



RADBOURNE ROAD, SW12
£675,000 LEASEHOLD

AN EXCEPTIONAL DOUBLE FRONTED TWO/THREE BEDROOM GROUND FLOOR GARDEN FLAT

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DESCRIPTION:

This exceptional flat offers wonderful proportions throughout. To the front of the flat there is a fabulous reception room with a stunning feature fireplace, bay window and fitted shutters, this can also be used as the third bedroom. To the front of the property, you will also find the master bedroom with a bay window and shutters.

To the rear of the property is the second bedroom, a bathroom suite and a dining room which leads onto the large, fitted kitchen. Off the kitchen is a large garden which is partly paved and partly artificial grass. The garden currently has an open border between the two halves but can be portioned.

This property can be comfortably used as a three-bedroom flat and has previously been used in this way by the current owners.

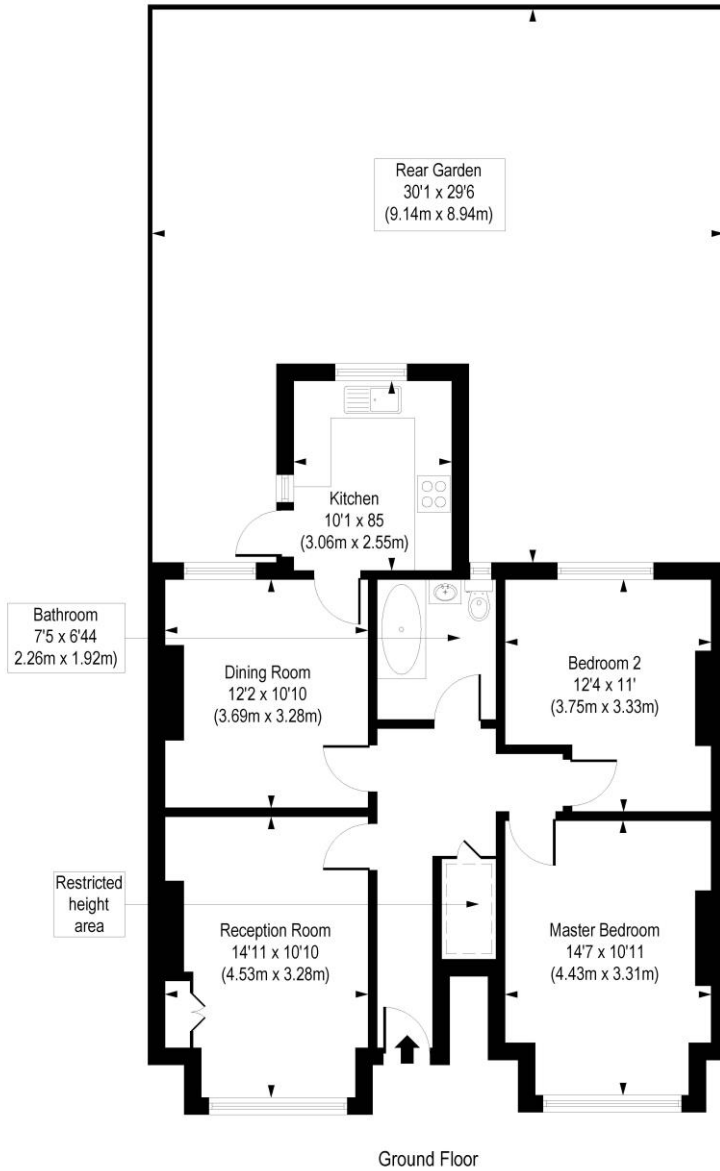
Located in the well-regarded conservation area - Hyde Farm in Balham, ever popular with young families and professionals for its attractive tree-lined streets and proximity to outstanding local schools (Telferscot Primary & Henry Cavendish), local parks (Agnes Riley Gardens & Tooting Bec Common) and of course the delightful Balham shops, community, and tube & rail.

Disclaimer: Photos were taken in September 2023



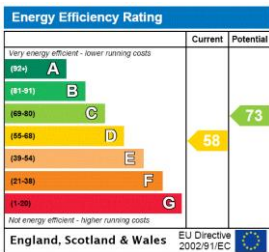
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Approx. Gross Internal Floor Area 831 sq. ft / 77.19 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 810 sq. ft / 75.24 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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