



SARSFELD ROAD, LONDON, SW12
£725,000

Carter Jonas

SARSFELD ROAD, LONDON, SW12

A superb three-bedroom maisonette, with own front door and impressive private rear garden, close to Balham and Wandsworth Common.

This purpose-built maisonette, with three bedrooms upstairs, feels more like a house than a flat. Located in the sought-after "Balham Boundaries Triangle" enclave, bordering Balham High Road, Wandsworth Common and Tooting Bec, the property is stylish and is aptly characterised as 'neo-traditional', blending the old and the new. The kitchen is comforting and traditional, equipped with a quintessential butler sink, and the living room boasts a feature fireplace. The large reception room at almost 19ft is a multifunctional living space, with ample room for lounging or dining and with French windows opening onto a generous garden.

Sarsfeld Road runs between St James's Drive and Balham Park Road and is conveniently placed for the open spaces of Wandsworth Common and the specialist shops and restaurants of Bellevue Road. The useful local shopping facilities of Balham High Road are also within easy walking distance. Transport is provided at Balham Mainline Stations and Balham Underground (Northern Line) and Wandsworth Common.

AMENITIES

- Three-bedroom Maisonette
- Kitchen
- Large Sitting Room
- Bathroom
- Approx. 1,000 sq ft
- Large Private Rear Garden Approx. 40ft
- Located in Balham's Boundaries Triangle
- Close to both Wandsworth Common and Balham
- Annual Service Charge: circa £650 per annum
- Ground Rent: a peppercorn

TENURE Leasehold / 94 years remaining

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C

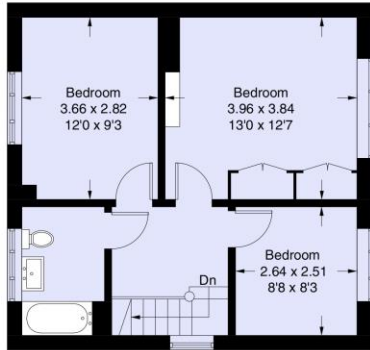


Classification L2 - Business Data

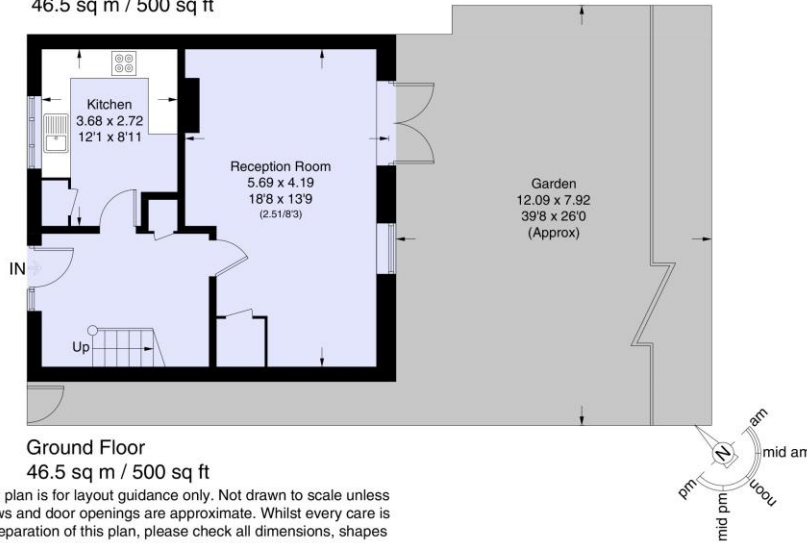


Sarsfeld Road, SW12

Approximate Area = 93.0 sq m / 1000 sq ft
(Including Limited Use Area = 1.8 sq m / 19 sq ft)



First Floor
46.5 sq m / 500 sq ft

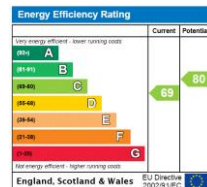


Ground Floor
46.5 sq m / 500 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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