



WEXFORD ROAD, LONDON, SW12

Carter Jonas

# WEXFORD ROAD, LONDON, SW12

A stunning, three-bedroom Share of Freehold Victorian property on one of Balham's most exclusive roads, adjacent to Wandsworth Common, retaining character and grand period features whilst embracing modern, living, and entertaining space.

With approximately 915 square feet of well-balanced living and entertaining space, this first floor apartment ticks all the boxes, having undergone a comprehensive refurbishment by its current owners, including new plumbing and electrical rewiring, acoustic soundproofed ceilings and floor, underfloor heating, double glazing, a stunning designer kitchen, high-specification bath and shower rooms and bespoke cabinetry throughout.

The bright, contemporary living space overlooks quiet and leafy Wexford Road, with glimpses of the green open spaces of Wandsworth Common beyond. The room benefits from high ceilings and great proportions, framed by bespoke built-in cabinetry, Victorian column radiators and an elegant limestone fireplace. Also, to the front of the property, a double bedroom, currently configured as a dining room and occasional guest room, has a lovely bay window which floods the space with light. Handmade cabinetry, topped with a marbled effect Caesarstone quartz and NEFF appliances throughout including a steam oven and induction hob, create a sense of orderly containment in this small but perfectly formed kitchen. The spacious principal suite, with its high ceilings and fantastic volumes, is located at the rear of the property, with en-suite shower room, complete with Duravit and Matki fittings. The second bedroom, like the principal suite, has wonderful ceiling heights and elegant proportions. A stylish second bathroom can be found off the hallway.

Wexford Road is situated close to the shops and amenities of Bellevue Road and Balham as well as the popular shops, wine bars and restaurants on Northcote Road. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Wandsworth Common is at the end of the road and transport links are excellent, with the Underground (Northern Line) from Balham, and overland trains to Victoria from nearby Wandsworth Common.

## AMENITIES

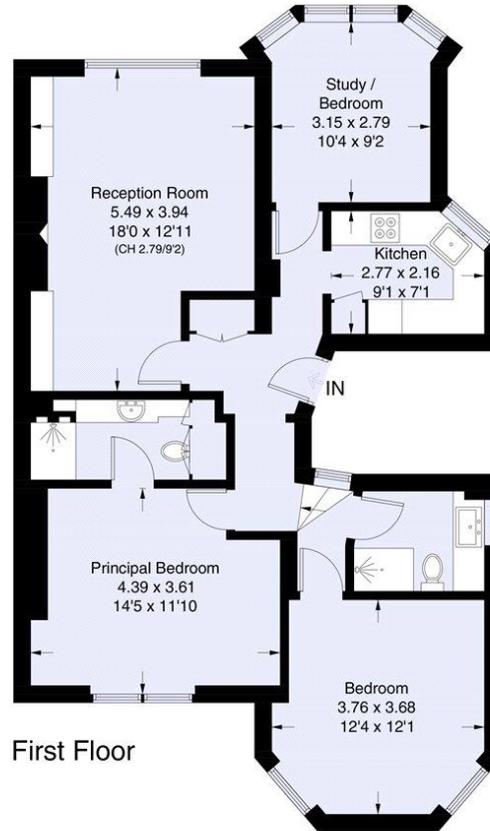
- Three-bedroom apartment
- First floor
- Share of Freehold
- High specification throughout
- Large reception space
- Bespoke kitchen
- High-spec kitchen appliances
- Built in storage in the hallway
- Close to Wandsworth Common & Balham
- Close to amenities and transport (Northern Line)





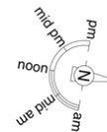
## Wexford Road, SW12

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft  
 Reduced Headroom = 0.2 sq m / 2 sq ft



First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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