



## Cornford Grove, Balham, SW12

2 bedroom flat - conversion for sale

**£925,000**

Leasehold

### Property Details

An exceptional two double bedroom, two bathroom apartment with a beautiful South-West facing garden and rare off-street parking, set within an elegant semi-detached Victorian conversion in a peaceful yet well-connected location. Offering over 1,000 square feet of stylish internal space, the heart of the home is a remarkable open-plan reception with skylights and a wall of folding glass doors, flooding the room with natural light. The expansive layout includes a large lounge, generous dining area, and an elegant shaker-style kitchen with underfloor heating, a sociable island and seamless flow into the private, sun-drenched garden. Both bedrooms are spacious doubles with above average ceiling height and fitted wardrobes; the principal suite boasts a bay window, plush carpets and a contemporary en-suite. A luxurious main bathroom sits between the bedrooms and reception, also with underfloor heating. Set behind a charming front garden, this property also benefits from its own driveway. A rare and refined offering, blending contemporary living with period charm in a desirable London setting.

### Features

- Two double bedrooms
- Two bathrooms
- South-West facing garden
- Semi-detached Victorian conversion
- Off-street parking
- Over 1,000 square feet
- Central Balham a two-minute stroll
- Northern Line and National Rail just a six-minute walk away
- Tooting Common a five-minute amble

Council tax band D

EPC rating C (70)









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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 1028 SQ FT / 95.5 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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