



## Sainfoin Road, Balham, SW17

2 bedroom flat - conversion for sale

Leasehold

### Property Details

A spacious two bedroom first floor flat within an attractive period conversion on sought-after Sainfoin Road, just a short walk from the Northern Line and the amenities of both Balham and Tooting Bec. The heart of the home is a generous open-plan kitchen, dining, and reception room, complete with a bay window that floods the space with natural light. Both double bedrooms are well-proportioned, making the property ideal for sharers. This property is a complete blank canvas, ready to move into straight away yet with the potential to add your own decorative touches over time. Perfectly located on a quiet residential street, the flat is a seven-minute stroll from Balham's vibrant high street, with its array of cafes, shops, bars, and The Bedford venue. Balham and Tooting Bec stations offer excellent transport links via the Northern Line and National Rail. Tooting Bec Common is close by for green space and outdoor leisure. Chain-free. Share of freehold to be granted.

### Features

- Two double bedrooms
- Victorian conversion
- Bright and airy
- Spacious open-plan living area and kitchen
- Sought after location
- Close to Balham High Street
- Walking distance to the Northern Line and Train Station
- Tooting Bec an eight-minute walk
- Chain-free
- Share of freehold will be granted

Council tax band C    EPC rating C (73)

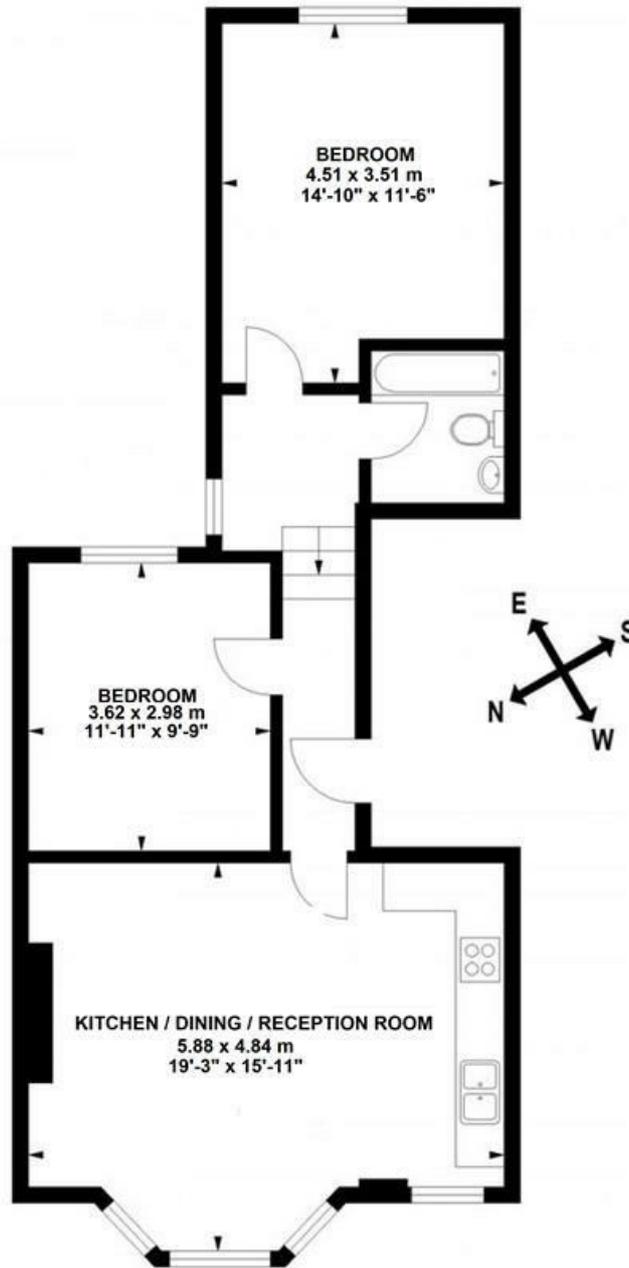


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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 678 SQ FT / 63 SQ M



First Floor



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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