



Temperley Road, Balham, SW12

2 bedroom flat - conversion for sale

£625,000

Share of Freehold

Property Details

A beautiful two double bedroom Victorian conversion with a private garden, set within the ever-desirable Nightingale Triangle. This charming home spans approximately 600 square feet of thoughtfully arranged accommodation. The inviting reception room features a decorative mantelpiece, bespoke alcove shelving, plush carpet, and a built-in reading bench, with French doors opening directly onto a tranquil private garden—ideal for al fresco dining. Flowing from the reception, the stylish kitchen offers green shaker cabinetry, ample storage, generous worktops and a large window framing garden views, all set against rustic terracotta-style flooring. The garden itself is a peaceful retreat with mature planting, a storage shed, and previous permission granted for a garden room, offering exciting future potential. The principal bedroom is an elegant haven with high ceilings, bay window, built-in wardrobes, and soft carpeting. The second double bedroom is currently arranged as a nursery and home office, complete with fitted storage and views down the garden side return. A Moroccan-tiled bathroom and spacious entrance hallway with excellent storage complete this well-balanced and appealing home.

Council tax band D

EPC rating C (69)

Features

- Two double bedrooms
- Private wrap-around garden
- Victorian conversion
- Beautifully presented
- Potential to extend STNP
- Balham High Street a six-minute walk with its vast array of amenities
- Clapham Common just leisurely a seven-minute stroll
- Northern Line and National Rail both within ten-minutes of your door
- Share of freehold



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APPROXIMATE GROSS INTERNAL AREA: 600 SQ FT / 55.7 SQ M



GROUND 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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