



Byrne Road, Balham, SW12

1 bedroom flat - conversion for sale

Share of Freehold

Property Details

This beautifully presented one bedroom split-level flat occupies the upper floors of an attractive Victorian conversion on the sought-after Byrne Road, just moments from central Balham. The flat features a spacious double bedroom with leafy views and built-in storage, offering a peaceful retreat separate from the living space above. A modern bathroom sits adjacent, finished in neutral tones with a full-sized bathtub and overhead shower. Upstairs, the heart of the home is a large, light-filled open-plan reception with defined areas for living, dining, and entertaining. The semi-open kitchen is stylish and well-zoned, with ample storage and workspace. Exceptional eaves storage and thoughtful upgrades, including soundproofed flooring and recently refurbished stairs, enhance comfort and practicality. Situated on a friendly residential street near Tooting Common and just seven minutes from Balham Station, the flat combines tranquillity with fantastic access to cafés, shops, and transport—ideal for professionals and couples alike.

Features

- One double bedroom
- Split-level Victorian conversion
- Bright and airy throughout
- Plenty of storage
- Sought-after, quiet residential street
- Central Balham a five-minute stroll
- Short walk to Tooting Bec Common
- Local shops and cafes moments away
- 7-minute walk to Balham Station (Northern Line & National Rail)
- Share of freehold

Council tax band C

EPC rating C (74)



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APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **705 SQ FT / 65.5 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **564 SQ FT / 52.4 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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