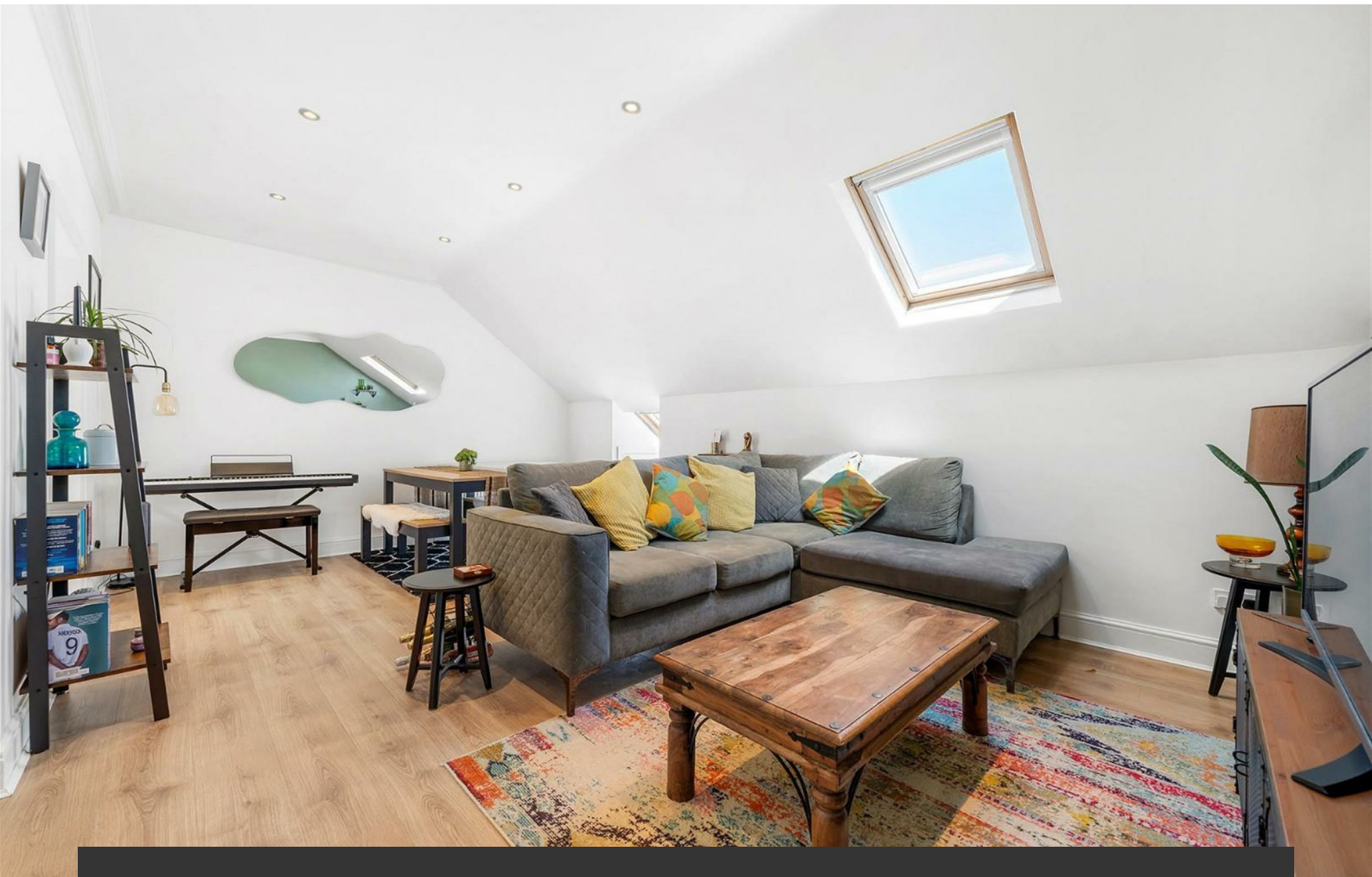




**Byrne Road, Balham, SW12**

1 bedroom flat - conversion for sale

**£465,000**

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
- Five-minute walk to Balham Station (Northern Line & National Rail)
- Share of freehold

Council tax band C

EPC rating C (74)



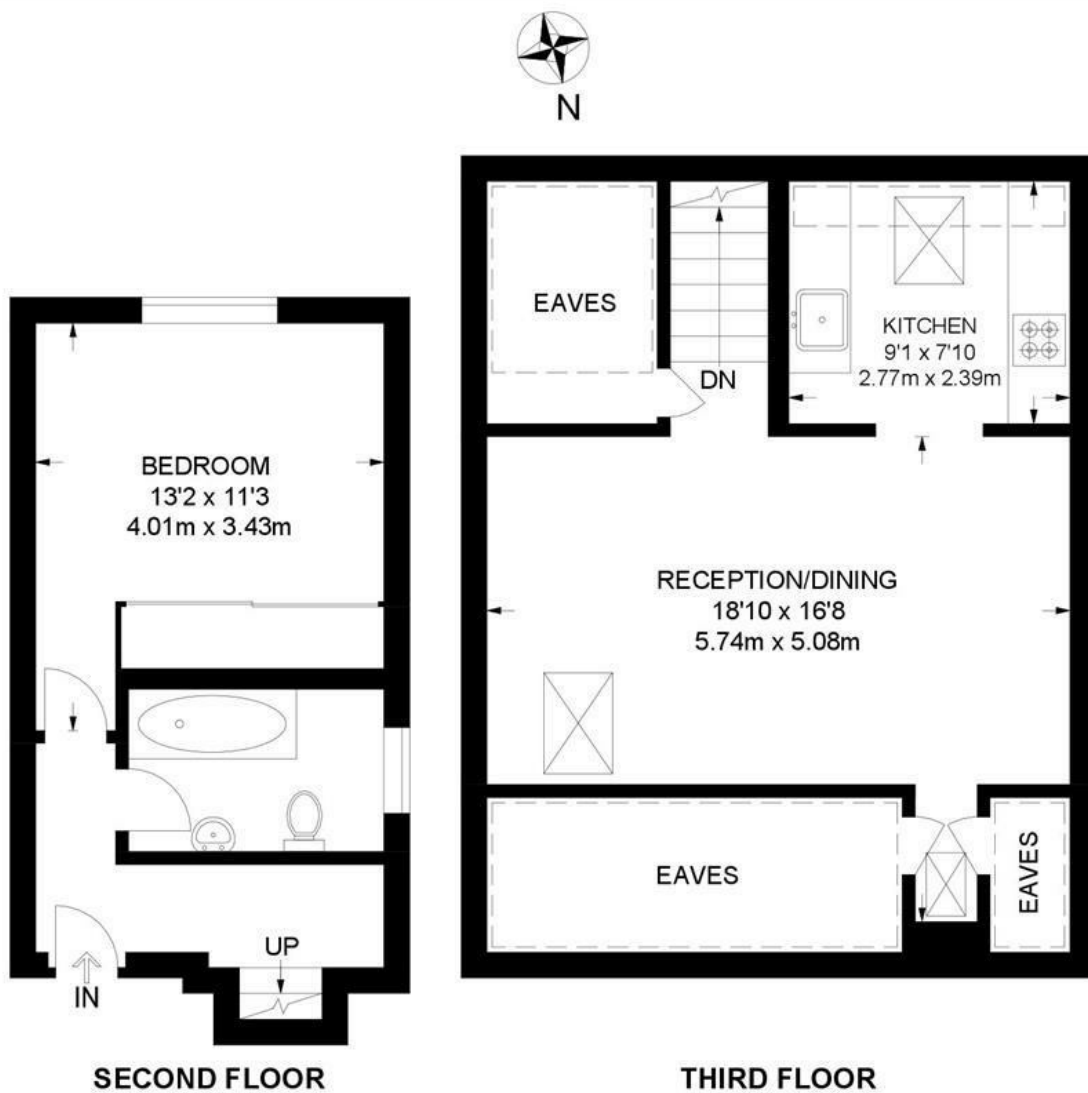
Byrne Road, Balham, SW12

## Byrne Road, SW12

### 1 Bedroom Flat

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.

Byrne Road, Balham, SW12

