



## Fernlea Road, Balham, SW12

3 bedroom flat - conversion for sale

Leasehold

### Property Details

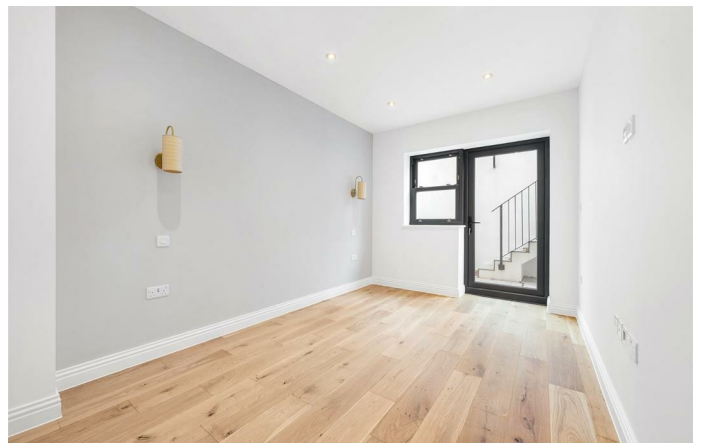
A sizeable three double bedroom, two bathroom split-level apartment with a private tiered garden and terrace, peacefully positioned to the rear of a newly converted property in the heart of trendy Balham. Spanning over 1,050 square feet, this elegant home has been renovated to an exceptional standard, combining tasteful design with a sense of space and light throughout. A welcoming hallway with handy WC leads to a stunning open-plan kitchen and reception, ideal for entertaining. The contemporary handleless kitchen boasts integrated Bosch appliances and generous cabinetry, while engineered oak flooring flows through to the bright reception framed by anthracite sash windows and French doors opening to the garden. The private garden and terrace offer a leafy lawn and paved sunken terrace. Three double bedrooms are quietly positioned to the rear, including a luxurious principal suite with walk-in wardrobe, en-suite and terrace access. Additional features include a spa-style bathroom, utility room, Smart lock entry and comprehensive warranties.

### Features

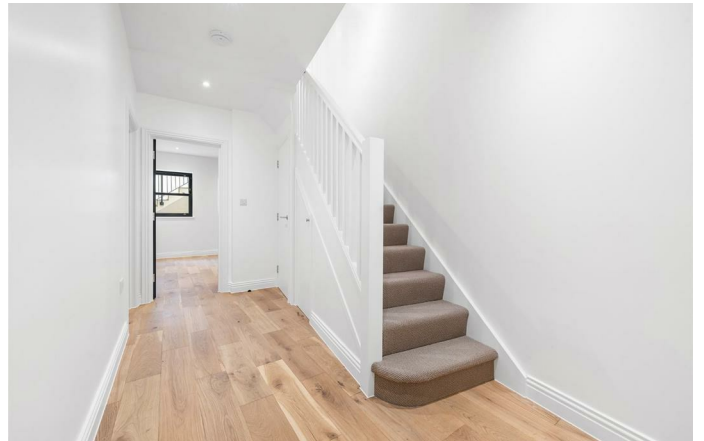
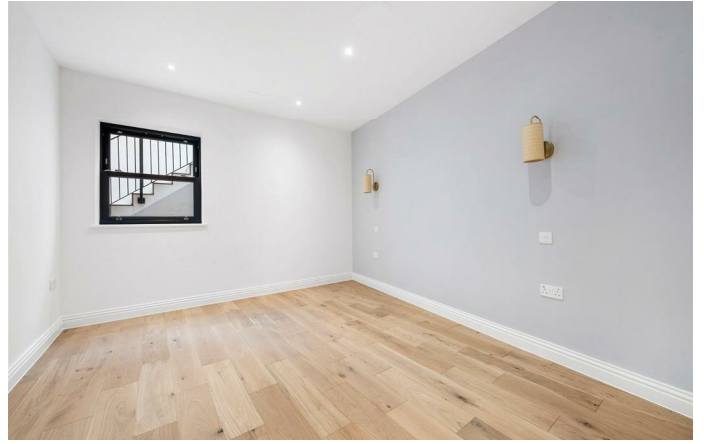
- Three double bedrooms
- Two bathrooms plus WC
- Private tiered garden and terrace
- Newly converted apartment
- Quietly positioned to the rear of the building
- Over 1,050 square feet over two floors
- Walk-in wardrobe and separate utility room
- Wealth of amenities, shops and cafes on the doorstep
- Balham Train and Tube station a three-four minute walk
- Chain-free

Council tax band

EPC rating C (74)





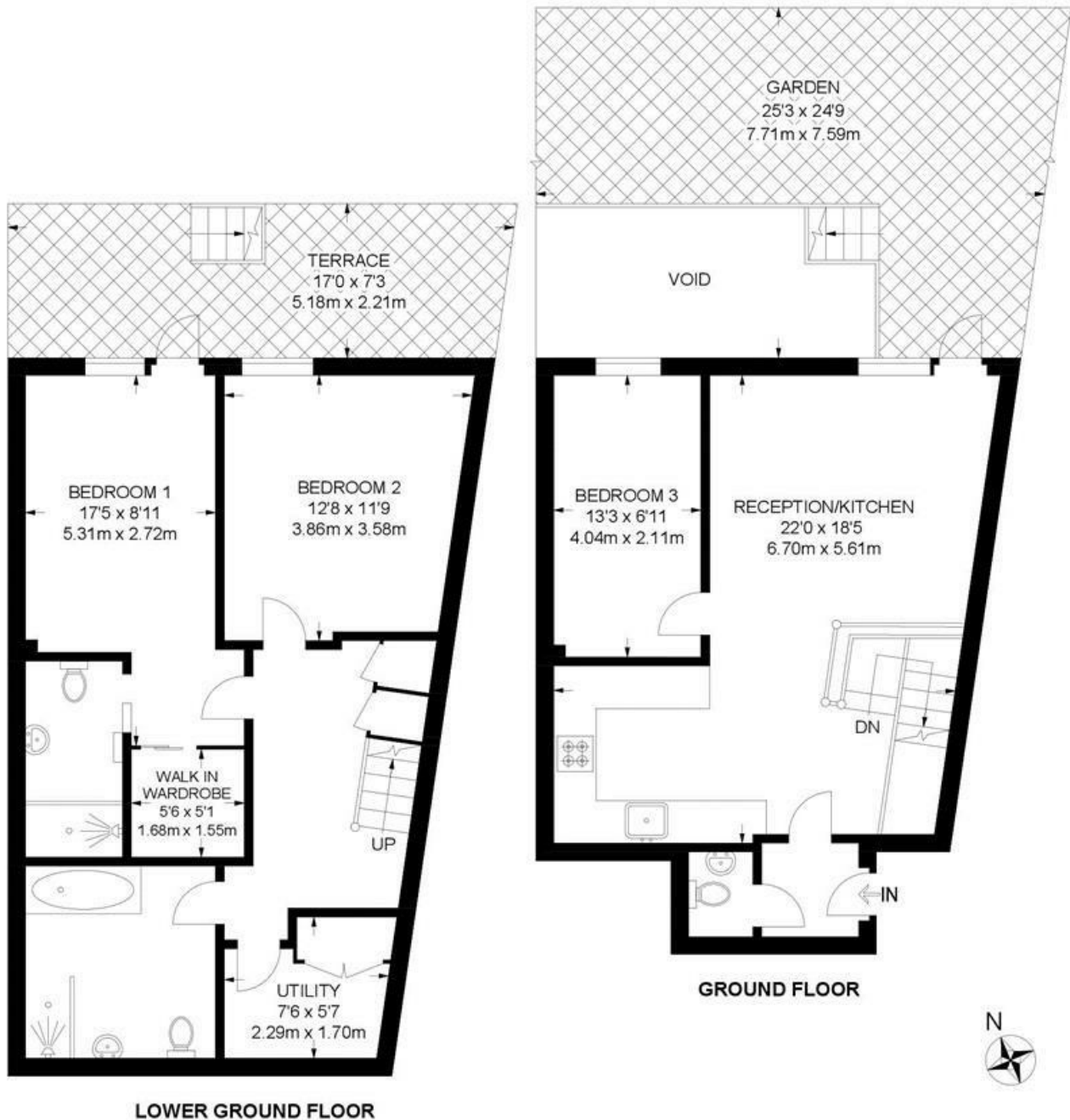


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### 3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 1071 SQ FT / 99.4 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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