



## Fernlea Road, Balham, SW12

2 bedroom flat - conversion for sale

**£725,000**

Leasehold

### Property Details

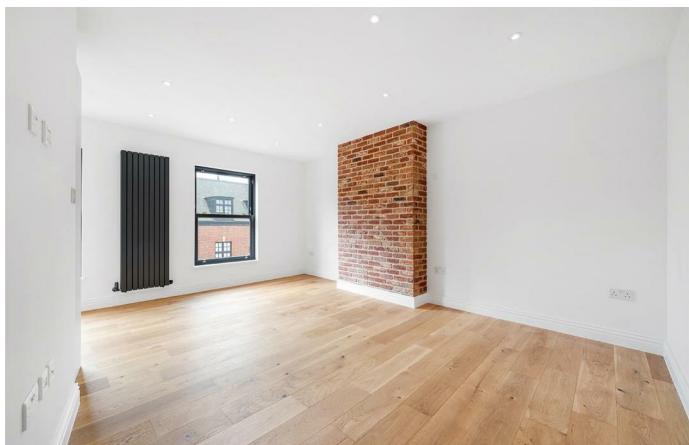
A bright and stylish two double bedroom, two bathroom split-level apartment, occupying the second and third floors of a newly converted property in the heart of Balham. Elevated and filled with natural light, this elegant home combines contemporary design with modern comfort. Spanning almost 900 square feet, the property has been finished to an exceptional standard with neutral décor enhancing the sense of space. The second floor hosts a generous open-plan kitchen and reception room, featuring two sash windows, an exposed brick chimney breast, and a sleek kitchen with integrated Bosch appliances and handleless cabinetry. Also on this floor are a spacious double bedroom and a luxurious main bathroom with Spanish tiling and a bathtub with overhead shower. Upstairs, the principal suite enjoys fitted wardrobes and an en-suite bathroom set beneath a Velux window. A separate utility room completes the top floor. Further benefits include a Smart lock entry system, Vaillant boiler, and a 10-year structural warranty.

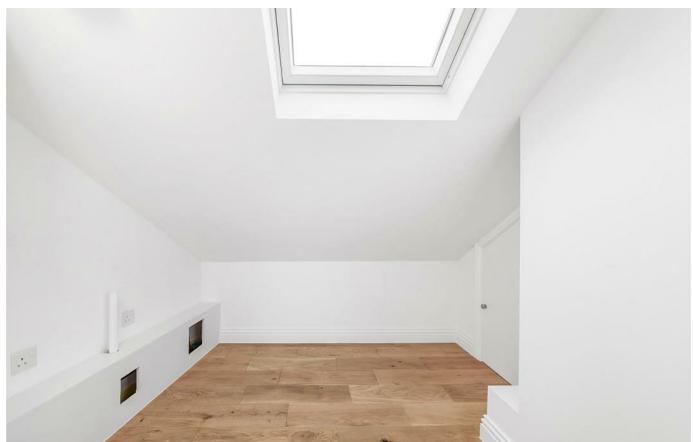
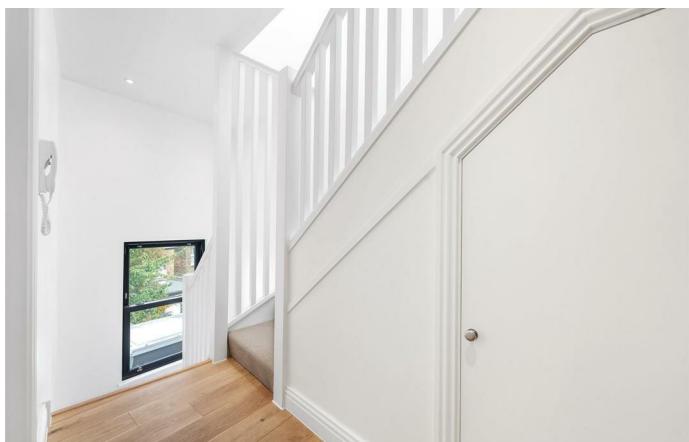
### Features

- Two double bedrooms
- Two bathrooms
- Newly converted apartment
- Bright and airy
- Almost 900 sqft over two floors
- Separate utility room
- Wealth of amenities, shops and cafes on the doorstep
- Balham Train and Tube station a three-four minute walk
- Tooting Bec Common a five-minute stroll away
- Chain-free

Council tax band

EPC rating C (77)



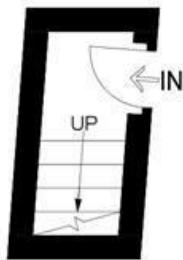
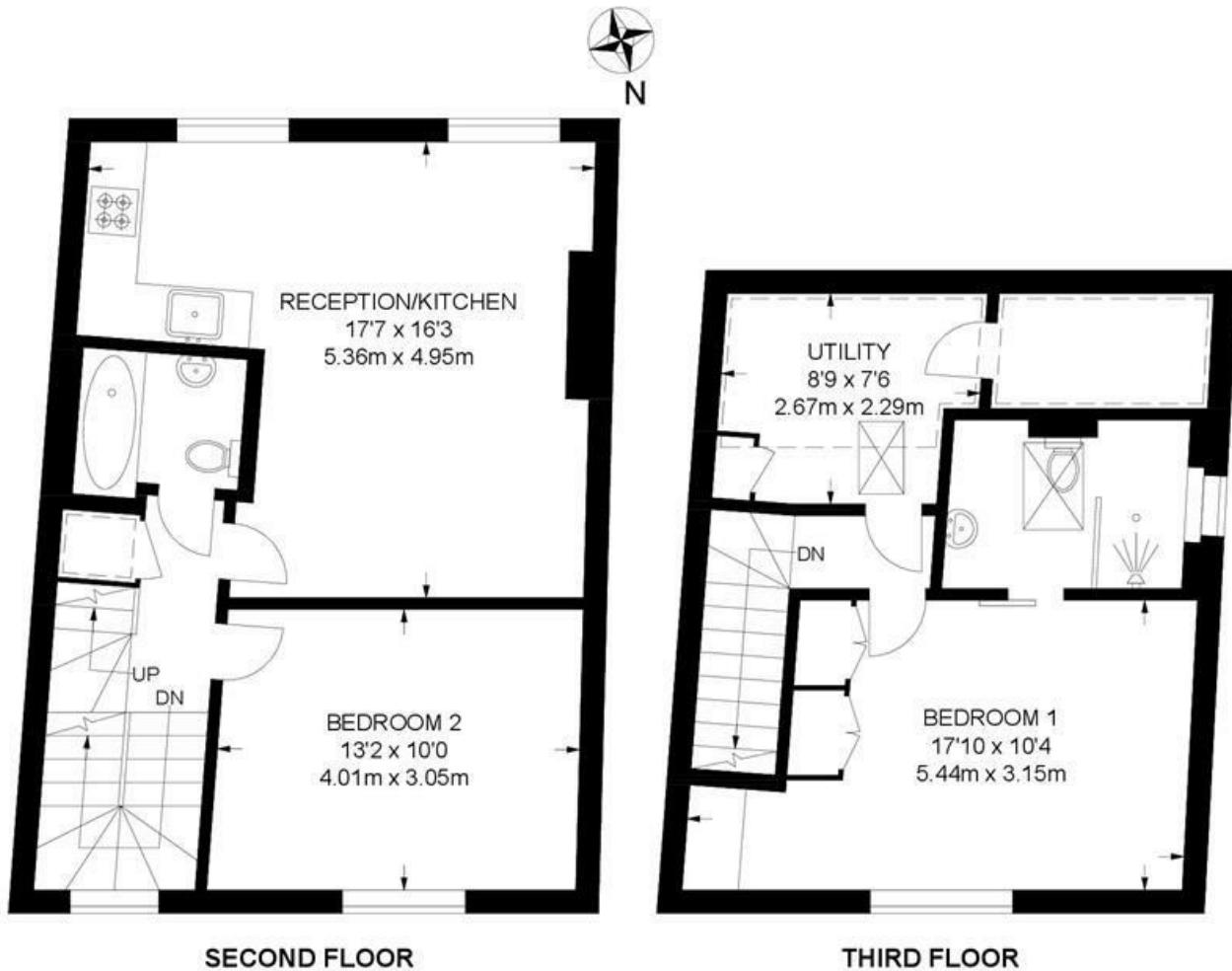


Fernlea Road, Balham, SW12

**Fernlea Road, SW12**

**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **894 SQ FT / 83 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.

Fernlea Road, Balham, SW12

