



**Byrne Road, Balham, SW12**

3 bedroom flat - conversion for sale

**£925,000**

Share of Freehold

## Property Details

An impressive three bedroom, two bathroom apartment with a desirable South-West facing private garden and separate side courtyard with gated access. Set within a handsome semi-detached Victorian conversion, this home offers its own private entrance and has been recently redecorated to create a fresh, neutral canvas. Positioned behind a low stone wall, an attractive porch leads into a characterful interior. A generous open-plan reception is flooded with natural light from large glazing and skylights, complemented by warm-toned flooring. A sleek, integrated kitchen provides ample storage, with a separate utility cupboard in the hallway. Bi-fold doors open onto the sunny rear garden, ideal for entertaining, while the courtyard offers additional outdoor space and practical access, the front garden also belongs to this flat, providing the rarity of wrap-around outdoor space. All three bedrooms include fitted wardrobes. The principal features a bay window with shutters and an en-suite, the second has direct access to the courtyard and the third has courtyard views, served by a stylish main bathroom. Additional hallway storage enhances practicality.

Council tax band C    EPC rating C (70)

## Features

- Three bedrooms
- Two bathrooms
- South-West facing garden, plus courtyard with side access
- Semi-detached Victorian conversion
- Private entrance
- Recently redecorated
- Central Balham a four-minute stroll
- Short walk to Tooting Bec Common
- Balham Stations (Northern Line & National Rail)
- Share of freehold. Chain-free





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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **961 SQ FT / 89.3 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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