



**Byrne Road, Balham, SW12**

2 bedroom flat - conversion for sale

**£500,000**

Share of Freehold

## Property Details

An appealing two bedroom top floor apartment set within a handsome semi-detached Victorian conversion. Occupying the uppermost floor, this bright and private home has recently redecorated internal and communal areas, creating a fresh, neutral canvas. The building boasts charming kerb appeal, painted white and set behind a low stone wall, with a porch framing a smart grey front door. Inside the flat, a generous open-plan reception. Charming ceilings cocoon the lounge area, while modern warming flooring flows throughout. The dining space sits between the lounge and a sleek kitchen, arranged with gloss cabinetry with integrated appliances and a sash window above the sink. Eaves storage enhances practicality. The bedrooms are separated for privacy. The principal sits to the rear with leafy views and fitted wardrobes. The second offers a skylight, fitted cupboards and access to eaves storage beyond. A contemporary bathroom and additional hallway cupboard complete this beautifully finished, welcoming home.

## Features

- Two bedrooms
- Semi-detached Victorian conversion
- Recently redecorated
- Bright and airy ambience
- Beautiful, neutral presentation
- Central Balham a four-minute stroll
- Short walk to Tooting Bec Common
- Balham Stations (Northern Line & National Rail)
- Share of freehold
- Chain-free

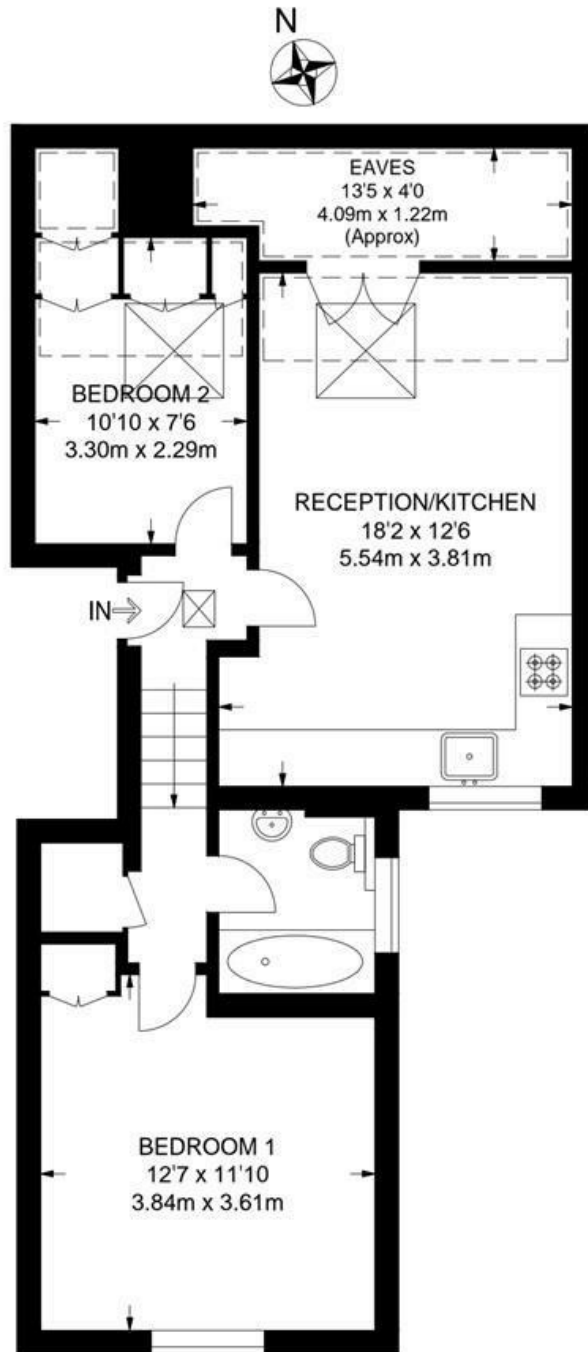
Council tax band D    EPC rating C (69)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **618 SQ FT / 57.4 SQ M**



**SECOND 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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