



BOUNDARIES ROAD, SW12
£995,000 SHARE OF FREEHOLD

AN IMMACULATE AND BRIGHT FOUR-BEDROOM MAISONETTE.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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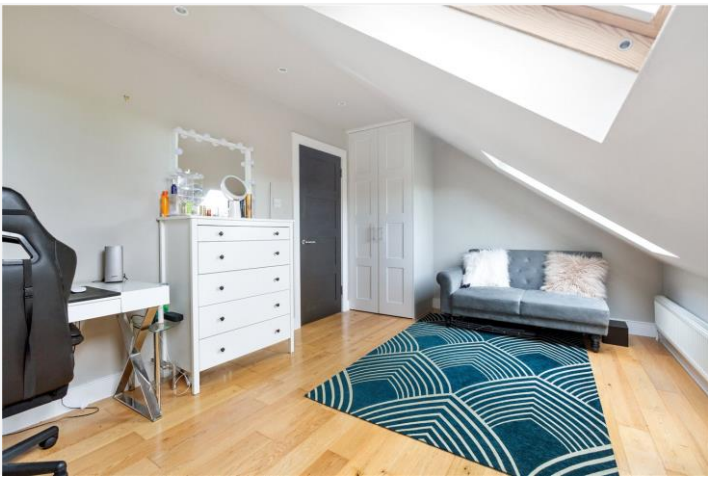
DESCRIPTION:

This beautifully presented and bright four-bedroom maisonette seamlessly combines period charm with modern comfort. The first floor offers a spacious reception room, highlighted by elegant Victorian-style corning, a striking feature fireplace, large shuttered windows, and engineered wood flooring. Additionally, there is a double bedroom with a modernised en-suite bathroom, a separate WC, and a contemporary kitchen featuring a traditional Victorian sink, engineered wood flooring, and doors opening onto a Juliet balcony.

The second floor hosts three further double bedrooms, all with built-in wardrobes, and one with access to a Juliet balcony. A family bathroom completes the layout.

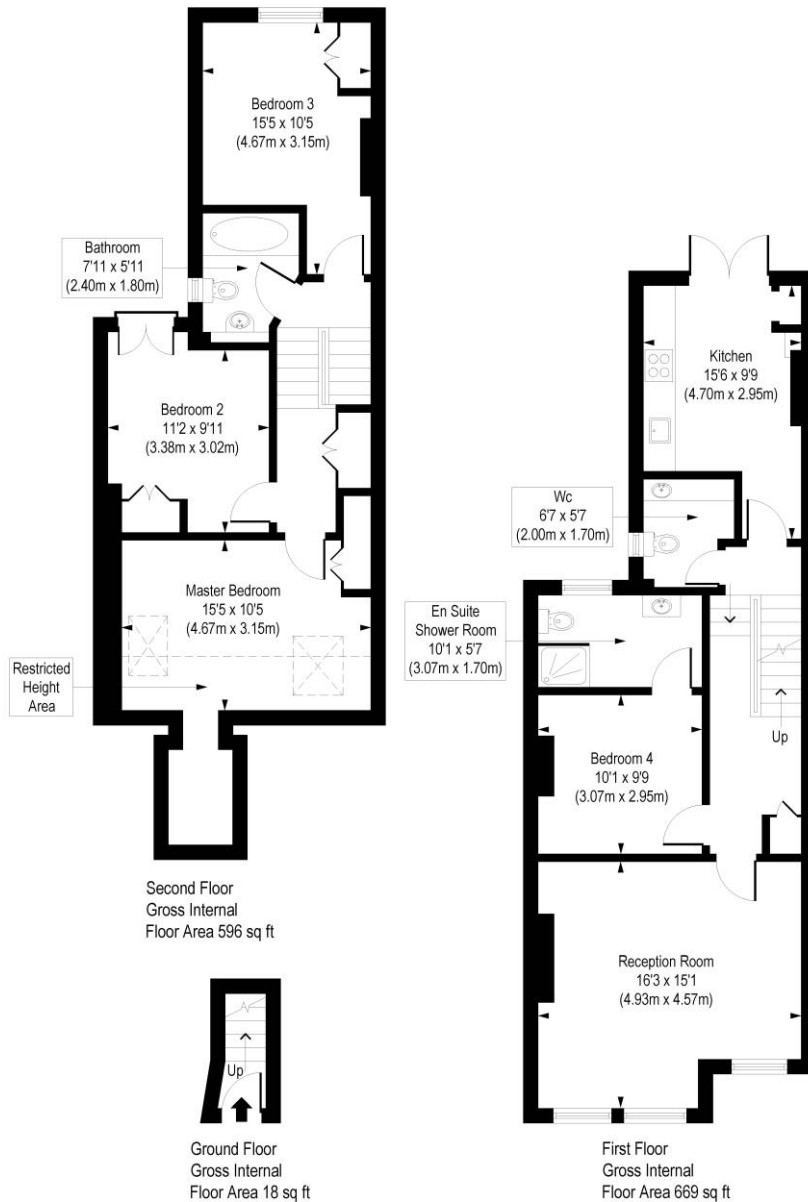
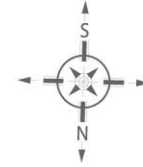
Located in the highly sought-after Boundaries Triangle area of Balham, this property is just a short walk from Balham Underground Station (Northern Line 0.5 miles) and Tooting Bec Underground Station (Northern Line 0.5 miles). The vibrant Balham High Road and Hildreth Street Market are nearby, offering an array of restaurants, cozy cafes, and friendly local pubs. Additionally, both Wandsworth Common and Tooting Common are within easy reach.

Council Tax Wandsworth Local Authority – Band D



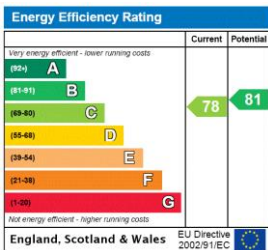
Boundaries Road, SW12

Approx. Gross Internal Floor Area 1283 sq. ft / 119.17 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1201 sq. ft / 111.54 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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