



BYRNE ROAD, SW12
£725,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED, TWO BEDROOM PERIOD
MAISONETTE SITUATED WITHIN STRIKING DISTANCE TO
BALHAM TRAIN STATION**

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DESCRIPTION:

A beautiful double fronted ground floor flat in the heart of Balham. Boasting its own private entrance, this 2 bedroom, 2 bathroom flat, has been kept in exceptional condition. Period features, lots of light, and the high ceilings throughout make this a much sought after property.

The master bedroom is incredibly spacious, with a large original bay window, wooden shutters, an original fireplace and 2 large built in wardrobes.

The second bedroom, with views out over the garden, has a large en-suite with a bath/shower. It also doubles as a home office if required.

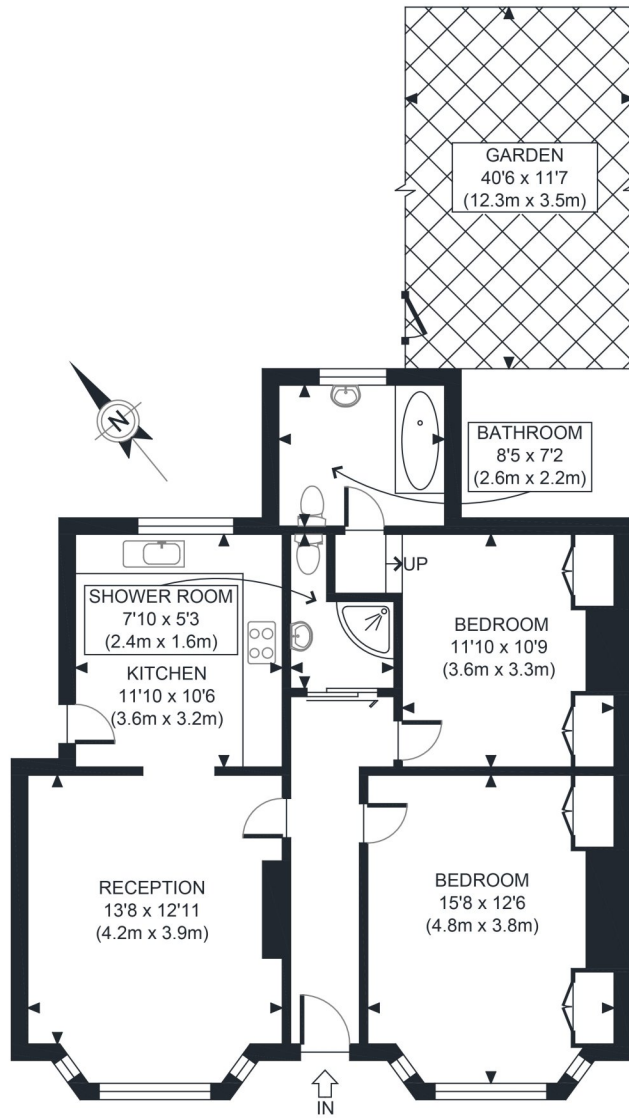
The second bathroom was newly added by the current owners to ensure both bedrooms have a bathroom. Two bathrooms make this flat perfect for renting out

A recently remodelled garden makes it the perfect space for entertaining and sets it apart from other properties which cannot compete with the size.

Less than a 5 minute walk to the tube and main line rail, it's perfectly located for quick and easy transport all over London, as well as out of London to the South.

Situated on a no-through road, it benefits from the rarity of being a very quiet street unlike many others in the area. There are green spaces all around with Wandsworth Common and Clapham Common in walking distance and Tooting Common just a stone's throw away with access on Byrne Road itself.

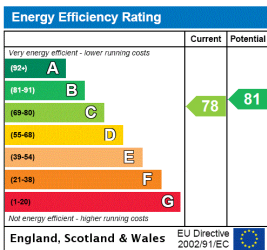




UPPER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 838 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT / 78 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Bryne Rd
	date 11/02/22

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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