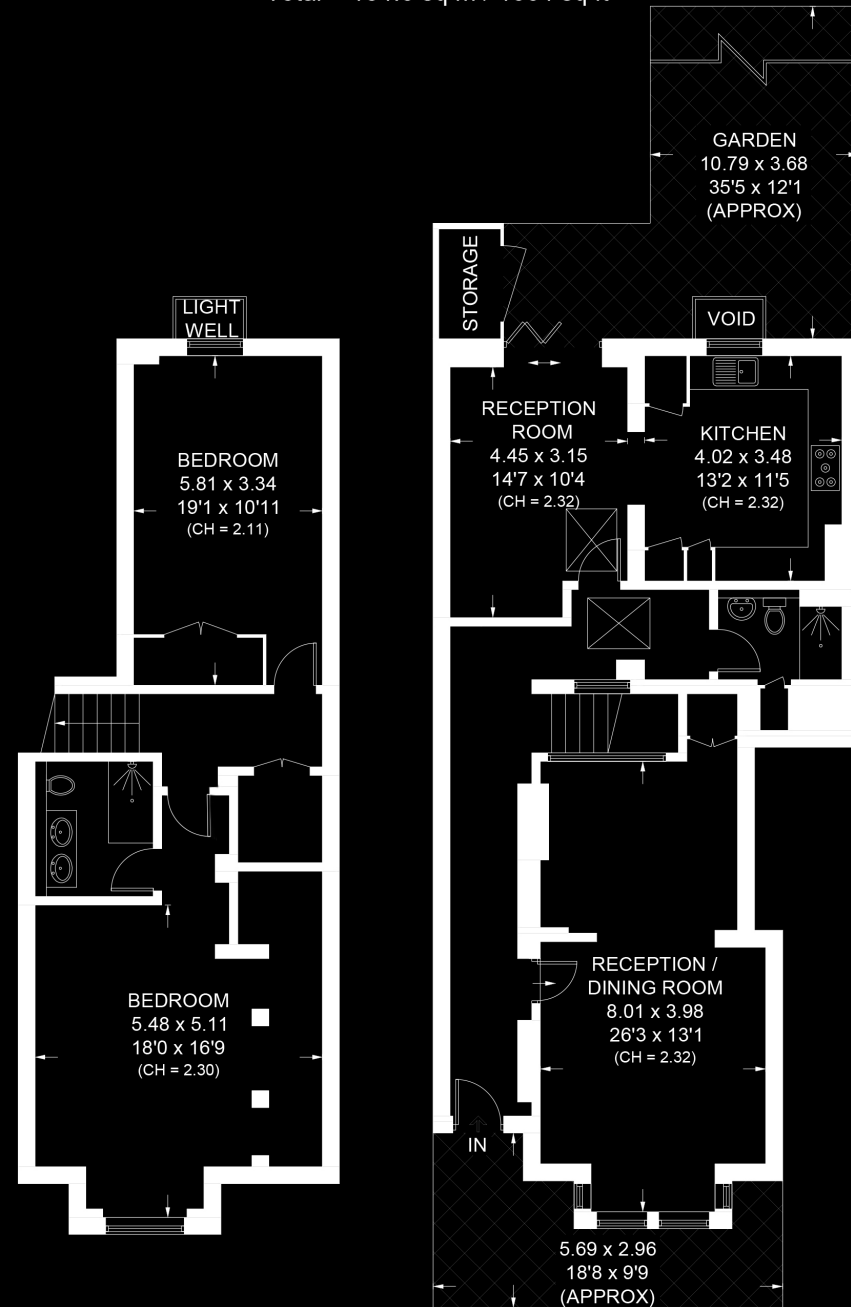


Approximate Area = 152.5 sq m / 1641 sq ft
Outside Storage = 2.1 sq m / 23 sq ft
Total = 154.6 sq m / 1664 sq ft



LOWER GROUND FLOOR **GROUND FLOOR**
LAITWOOD ROAD, SW12

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

WILFORDS
LONDON

186 Northcote Road, SW11 6RE
info@wilfords.com

+44 (0)20 7361 0410

wilfords.com

LAITWOOD ROAD, BALHAM, SW12

GUIDE PRICE £1,250,000 TO £1,350,000



WILFORDS
LONDON

186 Northcote Road, SW11 6RE
info@wilfords.com

+44 (0)20 7361 0410

wilfords.com



LAITWOOD ROAD, BALHAM, SW12

GUIDE PRICE £1,250,000 TO £1,350,000

1,664 SQ FT / 155 SQ M | 2 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS | LEASEHOLD

Offering accommodation more commonly associated with a family house, this stylish and beautifully appointed split level maisonette has extensive entertaining space and a sun trap private rear garden.

Set back from the road behind a neat front garden, the property is entered via its own private entrance into a light and wide entrance hall which is tiled in a traditional manner with beautiful heritage tiles. The large double reception room can be sub-divided but lends itself to be a wonderful entertaining space, with a stunning grey marble fireplace and a pair of floor to ceiling period windows. Towards the rear of the property is a further reception space with bi folding doors leading outside plus an opening into a fully fitted kitchen/breakfast room. This room has an extensive range of quality fitted units and integrated appliances, plus an oversized central island which houses further storage plus doubles as a breakfast bar.

On the floor below there are two super-sized double bedrooms. The principal bedroom is breath-taking, with a full wall of walk-in storage with bespoke joinery providing shelving and hanging space. In addition, it features an indulgent free-standing bath which adds to the sense of luxury which is evident in the high quality fittings, including the en-suite shower room with twin sinks and a huge walk in shower. The second bedroom, again a huge double has extensive storage and use of a beautifully appointed separate shower room. To the rear is a south westerly facing garden which again is larger than many that houses offer in the area. It enjoys a really open aspect which allows huge amounts of natural light to flood into the garden and into the rear of this stylish apartment and in turn into the rest of the maisonette. The property embraces entertainment and comfort with Sonos speakers that are zoned and integrated in the ceiling, as well as underfloor heating throughout the kitchen, rear lounge, master and en-suite.

