

VERONICA ROAD, BALHAM, SW17  
GUIDE PRICE: £400,000 - £450,000



WILFORDS  
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556 SQ FT / 52 SQ M  
1 BEDROOM | 1 BATHROOM | 1 RECEPTION | SHARE OF FREEHOLD

A light-filled one-bedroom flat in the heart of the Heaver Estate.

Set on the second floor of a charming period building in the sought-after Heaver Estate, this well presented one-bedroom flat offers a perfect blend of character, comfort, and convenience. Ideally positioned between the vibrant energy of Tooting, the elegance of Balham, and the greenery of Tooting Common, this conservation area is a favourite among discerning home buyers.

Step into a bright and inviting living room, where natural light pours in and an original fireplace adds warmth and personality. Just off the living room, you'll find a compact, fully fitted kitchen that makes clever use of space and includes everything needed for everyday cooking. The serene bedroom is a peaceful retreat, also featuring a charming period fireplace—ideal for unwinding after a long day. The bathroom, while not newly renovated, is well-maintained and includes both a bathtub and a shower.

The Heaver Estate is celebrated for its Victorian architecture and community feel, offering a rare mix of grandeur and tranquillity. With a share of the freehold, you'll enjoy both security and a say in the management of your home.

Perfectly placed for city living, you're just a short walk from both Tooting Bec and Balham stations on the Northern Line, with Tooting railway station also nearby. Local amenities are plentiful, from big-name supermarkets like Tesco and Sainsbury's to independent shops and cafés. Fitness lovers will appreciate the year-round Tooting Lido and the open spaces of the Common just moments away.

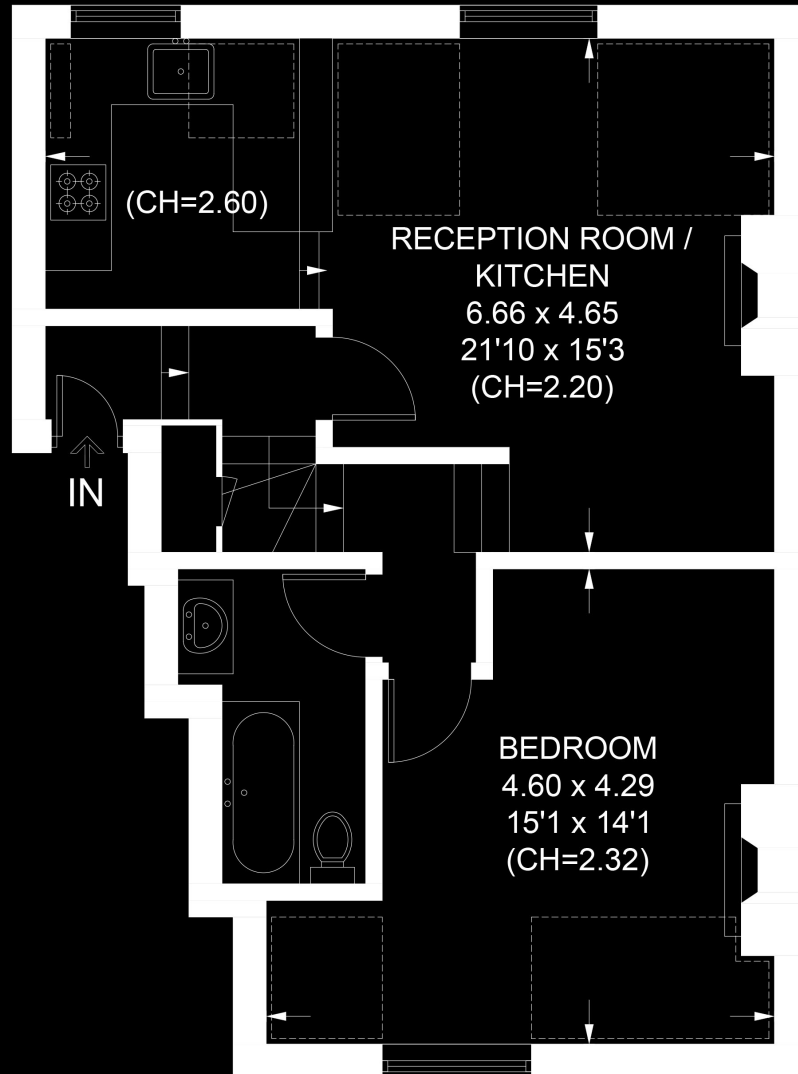
This is a home that truly delivers on lifestyle, location, and timeless charm.

**SCAN TO VIEW  
THIS PROPERTY**





Approximate Area = 51.7 sq m / 556 sq ft  
Including Limited Use Area (9.1 sq m / 98 sq ft)



## SECOND FLOOR

VERONICA ROAD, BALHAM, SW17

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.

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