HEARNVILLE ROAD, BALHAM, SW12
GUIDE PRICE: £650,000 - 750,000

WILFORDS
LONDON

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695 SQ FT / 65 SQ M
1 BEDROOM | 1 BATHROOM | 1 RECEPTION | LEASEHOLD

A rarely available ground floor garden flat situated within the Nightingale Triangle with huge potential to extend (STPP).

The property is situated on Hearnville Road, merely a short stroll away from the centre of Balham, Wandsworth Common & Northcote Road. Offering flexible accommodation as a significantly larger than average 1 bedroom apartment, or having the option to use with two double bedrooms and a dining/reception, it benefits even further from the potential to extend into the side return and to the rear, subject to the usual permissions.

Hearnville Road is situated in the heart of the popular area known as 'The Nightingale Triangle' running off Chestnut Grove, and is ideally situated for Wandsworth Common which offers many recreational facilities including tennis courts, training circuit and playgrounds. Also nearby are many fashionable shops, bars and restaurants within Balham. Balham and Clapham South underground stations provide transport via the Northern line into The City and West End.
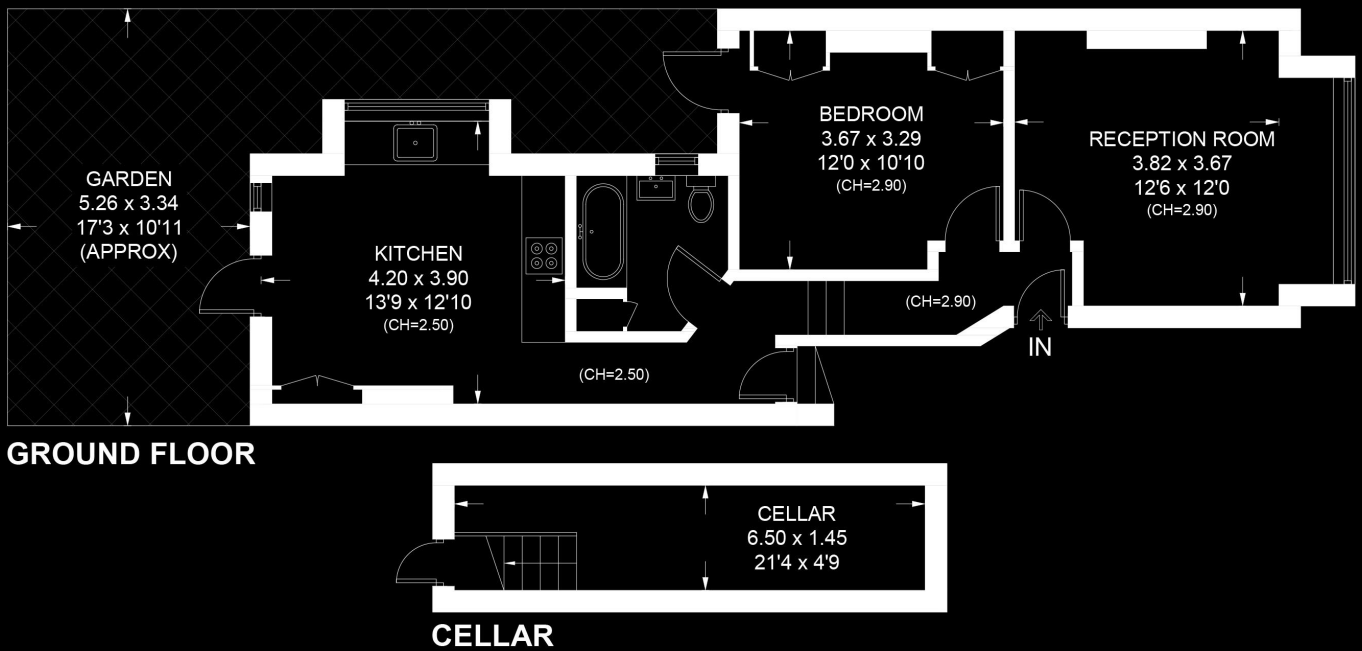
Balham and Wandsworth Common stations are equally convenient for mainline transport, with direct access into Victoria & Clapham Junction in under 10 minutes. The area is much sought after for its wide selection of local schools in both the state and private sectors.

Planning permissions have previously been granted to extend the property on the ground and second floors by a further 409 Sq. Ft. to provide 3,317 Sq. Ft overall (measurements are approximate)

SCAN TO VIEW
THIS PROPERTY

Approximate Area = 55.1 sq m / 593 sq ft
Cellar = 9.5 sq m / 102 sq ft
Total = 64.6 sq m / 695 sq ft

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GARDEN
5.26 x 3.34
17'3 x 10'11
(APPROX)

KITCHEN
4.20 x 3.90
13'9 x 12'10
(CH=2.50)

(CH=2.50)

BEDROOM
3.67 x 3.29
12'0 x 10'10
(CH=2.90)

RECEPTION ROOM
3.82 x 3.67
12'6 x 12'0
(CH=2.90)

(CH=2.90)

IN

GROUND FLOOR

CELLAR
6.50 x 1.45
21'4 x 4'9

CELLAR

HEARNVILLE ROAD, BALHAM, SW12

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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