

FOR SALE

£825,000 Leasehold



Davis & Gibbs

**Ravenslea Road, Balham. SW12**

## PROPERTY DESCRIPTION

Set within a beautifully converted Victorian terraced house, this impressive two-bedroom ground floor flat effortlessly blends period charm with modern comfort. The property boasts a spacious reception room, featuring soaring ceilings, intricate cornicing, and a stunning bay window that floods the space with natural light. The master bedroom benefits from a stylish ensuite shower room, while the second double bedroom offers direct access to a private section of the mature rear garden—ideal for al fresco dining or quiet relaxation. A contemporary kitchen, utility area in the basement and family bathroom complete the layout. This flat is perfect for those seeking character, space, and outdoor living in a desirable location.

Currently leasehold, with a healthy term remaining. The new owner will be granted the share of the freehold once all sales in the conversion have completed. The conversions have been completed to all building regulations including insulation in the walls and roof.

Ravenslea Road offers the best of South London living—nestled in a quiet, tree-lined residential street just moments from the heart of vibrant Balham. Perfectly positioned between Wandsworth Common and Tooting Bec Common, this sought-after location combines green open spaces with excellent transport links and an abundance of local amenities. Residents enjoy easy access to Balham Station (Underground and National Rail), just a short walk away, providing fast, direct connections to Clapham Junction, Victoria, and the City via the Northern Line and Southern Rail. Wandsworth Common Station is also nearby, offering additional Overground services for even greater flexibility when commuting or exploring London. Ravenslea Road is ideally situated for enjoying Balham's buzzing high street, which boasts a wide selection of independent cafés, award-winning restaurants, boutique shops, and popular spots like Hildreth Street Market. For everyday essentials, there are several major supermarkets, while nearby Northcote Road and Tooting's Broadway Market provide further variety for food lovers and shoppers alike.

## FEATURES

- Two Double Bedrooms
- Private Garden
- Two Bathrooms (One En-suite)
- Bay Window and Period Features
- Fantastic Transport Links
- Chain Free
- Sought After Residential Street
- Newly Developed



## ROOM DESCRIPTIONS

### Reception Room

4.54m x 3.87m (14' 11" x 12' 8") The reception room features a large bay window, wooden flooring, fireplace with original tiles and is a great space to unwind and relax. The bay windows bathe the room in plenty of natural light and the fireplace is there to create a cosy atmosphere in the winter months.

### Kitchen

4.06m x 3.33m (13' 4" x 10' 11") The large open kitchen space features integrated units and appliances finished to an impeccable standard which offer plenty of counter space as well as storage. The layout of the room has been thoughtfully designed to double as a dining room and the large floor to ceiling glass folding doors allow the space to seamlessly flow into the garden and fill the room with natural light.

### Bedroom 1

3.99m x 2.30m (13' 1" x 7' 7") Situated near the kitchen at the rear of the property, bedroom one offers a quiet tranquil place to rest and features its own en-suite shower room and also benefits from being nearly 4m in length. Finished to a great standard with brand new carpets.

### Bedroom 2

3.31m x 3.31m (10' 10" x 10' 10") Bedroom two is another great size double room with its own access to the private garden, spotlights in the ceiling and newly carpeted. Finished to a wonderful specification and could be used as the master bedroom or a great space for a guest room, home office or study

### Bathroom

The master bathroom is a three piece suite including a bath with a shower mixer featuring a large rainfall shower head, a floating wash basin with built in cabinets underneath. The loo has a hidden cistern adding the the sleek modern finish.

### Garden

14.07m x 5.47m (46' 2" x 17' 11") This lovely south west facing garden is low maintenance comprised of mostly decking, paving and stones. Catching all the sunlight London has to offer, this peaceful space is ideal for enjoying meals in the sunshine, entertaining or just relaxing with a book.





FLOORPLAN & EPC

