

FOR SALE

£675,000 Leasehold



Davis & Gibbs

Ravenslea Road, Balham. SW12

PROPERTY DESCRIPTION

Occupying the entire first floor of this elegant Victorian terrace, this beautifully presented two-bedroom apartment combines generous proportions with period elegance. The airy open plan living room offers high ceilings and sash windows, complemented by a feature bay window and ample space for both lounging and dining. The kitchen area is well-equipped and bathed in natural light. Both bedrooms are doubles, with the larger one boasting a charming outlook over leafy gardens and its own en-suite. A stylishly appointed bathroom and well-maintained communal entrance enhance the appeal. Ideal for those seeking classic charm with a contemporary finish. 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
- Chain Free
- First Floor Period Conversion
- Two Bathrooms (One En-Suite)
- Open Plan Living Room
- Original Features
- Council Tax - Wandsworth Band D
- Naturally Light And Airy



ROOM DESCRIPTIONS

Kitchen / Reception

5.16m x 4.62m (16' 11" x 15' 2") the open plan reception area features a stunning bay window overlooking the tree-lined residential street with ample space to relax and dine. The kitchen area is fully fitted with integrated units finished to a high specification benefitting from plenty of counter top and storage space.

Bedroom 1

3.28m x 3.28m (10' 9" x 10' 9") The master bedroom is located at the rear of the property and overlooks the leafy gardens. The room itself has ample space, newly carpeted, and the ensuite shower room is tastefully decorated in neutral tones.

Bedroom 2

3.45m x 2.39m (11' 4" x 7' 10") Another good size double bedroom that would be perfect for guests or to be used as a home office/study. The sash window fills the room with light.

Bathroom

The main bathroom is beautifully decorated combining elegance and style. The room boasts a bath with shower function, mixers, a sleek wash basin with units underneath for storage and heated towel rail.

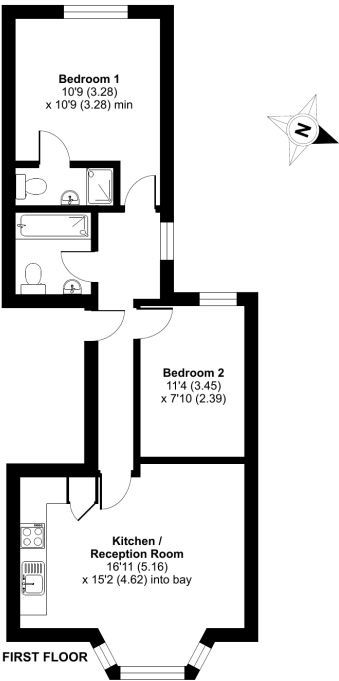


FLOORPLAN & EPC

Ravenslea Road, London, SW12

Approximate Area = 578 sq ft / 53.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Davis & Gibbs. REF: 1293159

