

FOR SALE





This spacious, two-bedroom, two bathroom split-level flat of over 1000 SQ.FT has a large garden (44') and great scope for extension to create a three bed, two bath family flat. It's arranged over two floors of an elegant, converted Victorian property in a quiet, leafy and conveniently-located street, between Balham and Wandsworth Common tube and mainline stations and two lovely commons. Vacant and available with no chain.

The flat occupies the entire ground floor and part of the basement floor of this substantial converted Victorian property. The large handsome front reception room, on the ground floor, retains its lovely original features including high, coved ceilings, marble fireplace, wooden floors and large bay window. The spacious bedroom behind also has high ceilings and wooden floors plus built in wardrobes, bookcases and a double window with views over the garden. A beautifully-fitted, contemporary bathroom/WC, with shower over the bath, sits alongside.

To the rear, the 20', well-equipped kitchen has ample space for a dining table but also, more interestingly, scope to extend to the side and the rear to create something really special. If desired, such an extension (subject to obtaining the relevant permissions) would turn this space into a very generously-sized, open-plan reception/kitchen/dining area (opening onto the garden), allowing for the existing reception room (at the front) to become a third double bedroom. The rear garden is delightful with some mature shrubs and is 44' long from the back of the kitchen. It has a lovely open outlook and feels quite secluded. The lower floor provides a second large double bedroom, with a lightwell and outlook onto the garden, and a further shower room/WC.

Ouseley Road is a very popular street off Balham

Park Road close to the green expanses and recreational facilities of Wandsworth Common and the mainline station there. The house is also convenient for Balham's thriving and vibrant centre with further mainline connections and a direct tube route to The City and West End. There is an excellent choice of schooling; the state primary schools are in high demand whilst a number of private establishments have made their mark in the area. Excellent shopping including numerous up-market boutiques, specialist shops, restaurants and a thriving street market can be found nearby on both Bellevue Road and Northcote Road with more extensive shopping facilities available close by at Balham's centre.



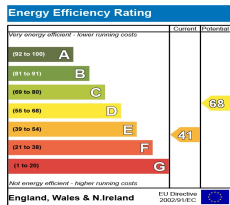
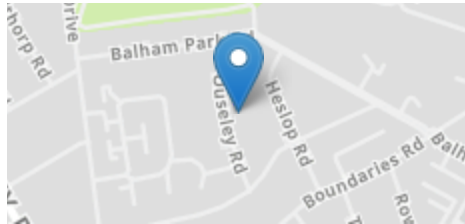
Ouseley Road

Wandsworth Common SW12

FOR SALE

PROPERTY FEATURES

- Split-Level
- 44' Garden
- Potential to extend
- 17' Reception Room
- 21' Kitchen/Dining Room
- Leasehold 991 years unexpired
- Bathroom / WC
- Shower Room / WC
- 2 Double Bedrooms
- 1006 SQ.FT / 93.4 SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

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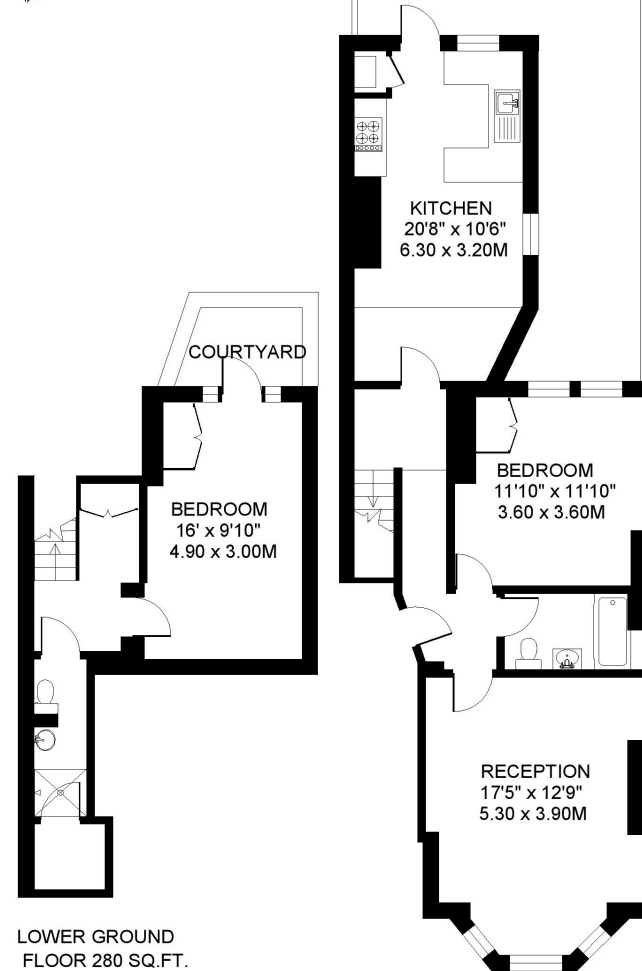


OUSELEY ROAD
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1006 SQ.FT. / 93.4 SQ.M.



GARDEN
44'3" x 17'8"
13.50 x 5.40M



LOWER GROUND
FLOOR 280 SQ.FT.

GROUND FLOOR 726 SQ.FT.

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