

ALDERBROOK ROAD, BALHAM, SW12
GUIDE PRICE: £1,900,000 - £2,100,000



WILFORDS
LONDON

186 Northcote Rd.
London SW11 6RE
020 7361 0410

info@wilfords.com

www.wilfords.com



ALDERBROOK ROAD, BALHAM, SW12

GUIDE PRICE: £1,900,000 - £2,100,000

2,480 SQ FT / 230 SQ M
5 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS | FREEHOLD

This superb house set within the Nightingale Triangle has been extended to an exceptional standard throughout, boasting just short of 2,500sqft. Sitting on a highly sought-after road only moments away from Clapham South Station and merely a short stroll down the hill to the centre of Balham.

As you enter the property you are greeted by a welcoming entrance hall that leads into the open plan kitchen/living space which is the true heart of the home, flooded with natural light and a vaulted glazed extension over the dining table. This modern kitchen boasts underfloor heating, a spectacular island, a pantry and finished with full length bi-fold doors that lead out onto the landscaped, private 30ft West facing garden.

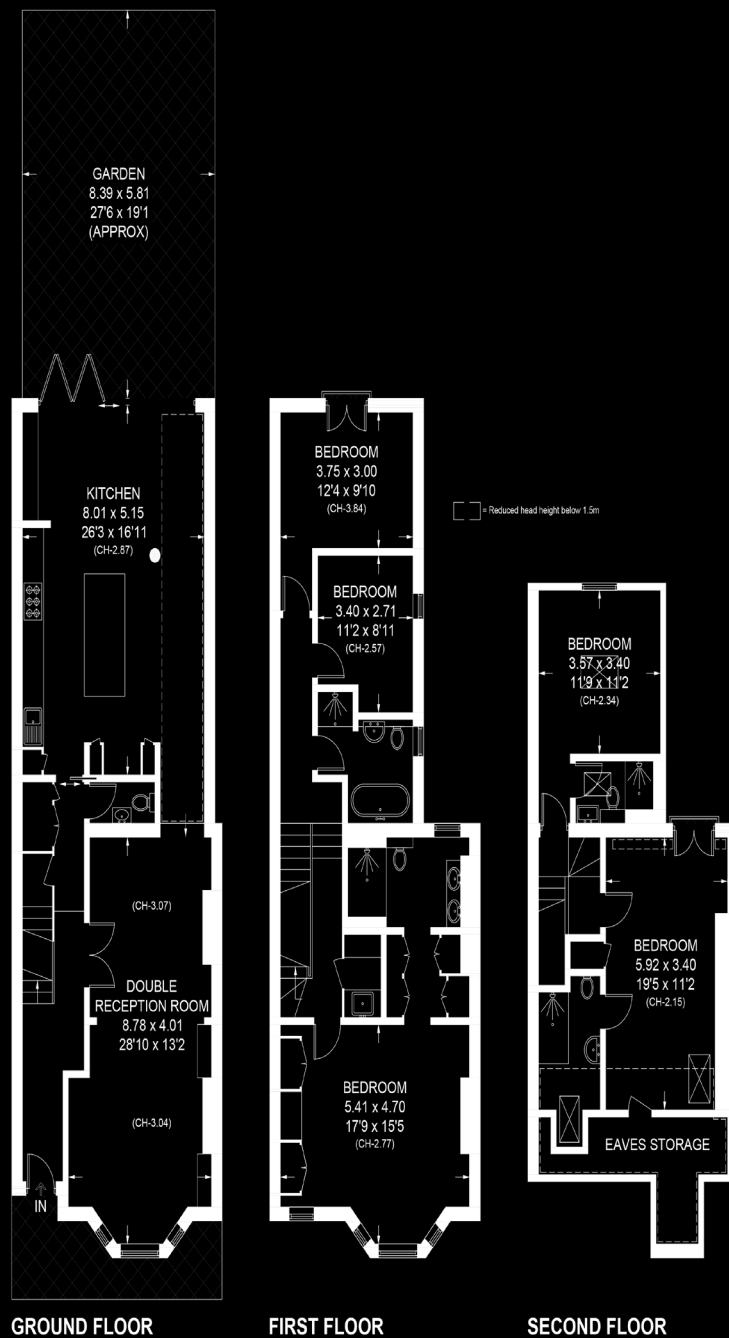
To the front of the home is a further adjoining double reception room, with a beautiful working feature fireplace, a large bay window, high ceilings and an abundance of original features. The downstairs is finished off with a WC and innovative storage solutions throughout. Upstairs is arranged over two floors having been extended to offer a total of five immaculate bedrooms and four bathrooms, all with custom bespoke designed double height doors. The first floor offers two generous sized bedrooms, with a further principal suite featuring a walk-through wardrobe leading into a larger than average en-suite bathroom with dual sinks. This level is finished off with a modern family bathroom with bathtub and nimble utility space. On the second floor there are two further double bedrooms, both with en-suites.

The green spaces of Wandsworth Common and Clapham Common are also nearby, along with the bustling Northcote Road and the charming Bellevue Road. Nearby transport links are from Balham Station (Northern and Overground) and Clapham South tube station (Northern) as well as Wandsworth Common station too. The area further benefits from an excellent selection of schools including Holy Ghost Primary School, Oliver House, Hornsby House and Broomwood Hall.

**SCAN TO VIEW
THIS PROPERTY**



Approximate Area = 230.4 sq m / 2480 sq ft
Including Limited Use Area (14.2 sq m / 153 sq ft) / Eaves Storage



ALDERBROOK 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.

WILFORDS
LONDON

186 Northcote Rd,
London SW11 6RE
020 7361 0410

info@wilfords.com

www.wilfords.com