

ELMBOURNE ROAD, BALHAM, SW17  
GUIDE PRICE: £450,000 - £500,000



WILFORDS  
LONDON

186 Northcote Rd,  
London SW11 6RE  
020 7361 0410

[info@wilfords.com](mailto:info@wilfords.com)

[www.wilfords.com](http://www.wilfords.com)



**ELMBOURNE ROAD, BALHAM, SW17**

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498 SQ FT / 46 SQ M

1 BEDROOM | 1 BATHROOM | 1 RECEPTION | SHARE OF FREEHOLD

Wilfords are delighted to introduce to the market a beautiful upper floor converted apartment forming part of a handsome double fronted Victorian building within the prestigious Heaver Estate.

The accommodation just short of 500sqft includes a generous sized reception room with space for a dining table and a modern fitted kitchen, all of which have direct views over the Common.

The property also benefits from a large double bedroom with built in wardrobes, wooden sash double glazed windows, a substantial loft space of which could be extended into subject to the usual permissions and is offered to the market chain free, with a Share Of Freehold.

Elmbourne Road is a popular residential road which runs alongside Tooting Bec Common. The Heaver Estate is known for its Victorian architecture and the air of exclusivity that comes with living in the estate is well-earned.


Situated between Balham and Tooting, its popularity is continuously growing thanks to the vibrant High Street and soon to be 24 hour Northern Line service. The famous Lido swimming pool is open all year round and the nearby Tooting Common is always available to run and walk in. Locals are spoilt for choice as far as grocery shops go, Tesco's and Sainsbury's are placed in central locations and there are an abundance of independent shops too.

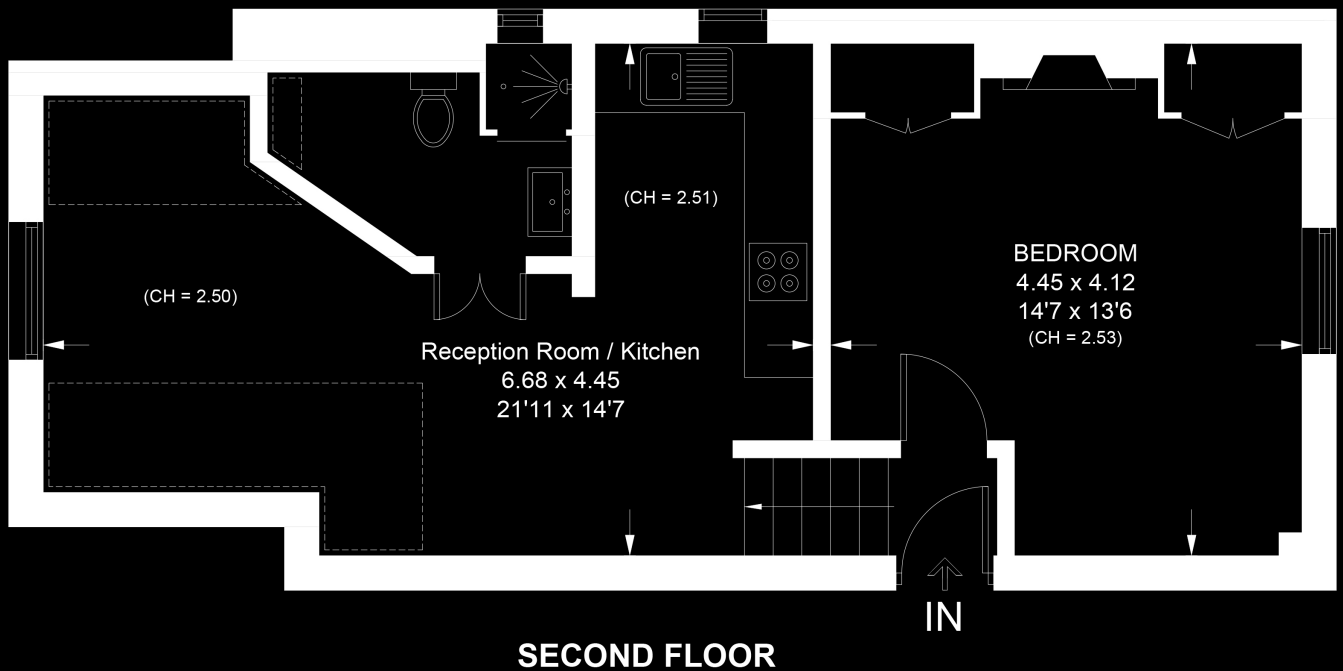
**SCAN TO VIEW  
THIS PROPERTY**



Approximate Area = 46.3 sq m / 498 sq ft  
Including Limited Use Area (5.8 sq m / 62 sq ft)



 = Reduced head height below 1.5m



## ELMBOURNE ROAD, BALHAM, SW17

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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