



HUNTER CLOSE, LONDON, SW12

Carter Jonas

HUNTER CLOSE, LONDON, SW12

A well-presented two-bedroom freehold house, extending to approximately 851 sq ft, with a private rear garden. Offered to the market chain free, the property provides an excellent opportunity for purchasers seeking a home in a highly desirable Balham location, with scope to modernise and update to their own tastes.

Hunter Close is a quiet cul-de-sac tucked away off Balham Park Road. Ideally situated, the property is approximately a six-minute walk from Balham Station (Northern Line and National Rail), providing excellent transport links into Central London and beyond. Balham's vibrant selection of shops, cafés, restaurants and local amenities are all within easy walking distance, while the open green spaces of Wandsworth Common and Tooting Common are also nearby.

Key Features

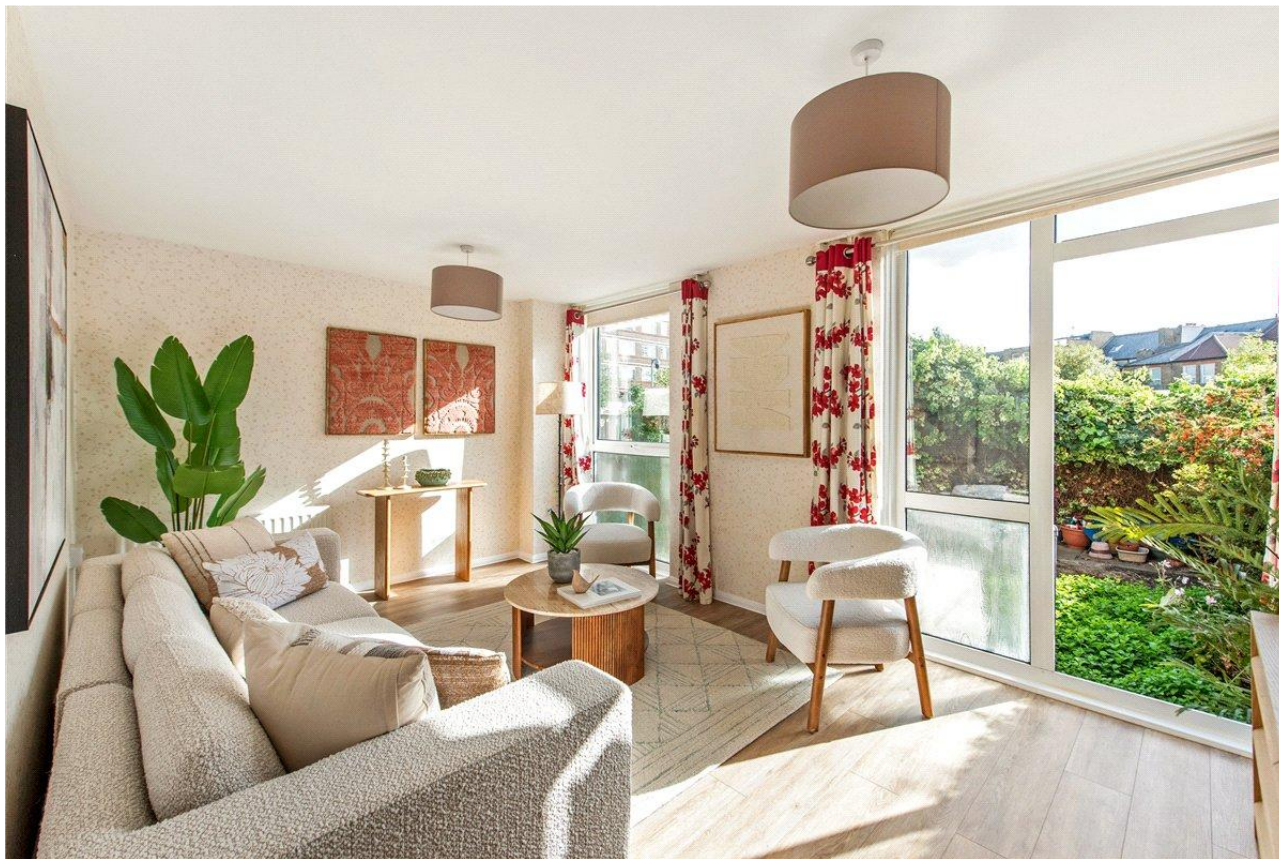
- Two-bedroom freehold house
- Private south facing rear garden
- Chain free
- On-street parking
- Quiet cul-de-sac location
- Approximately 6 minutes' walk from Balham Station
- Easy access to Balham's shops, cafés, restaurants and amenities
- Close to Wandsworth Common and Tooting Common
- Excellent transport links via Balham Station (Northern Line & National Rail) and Wandsworth Common Station

TENURE Freehold

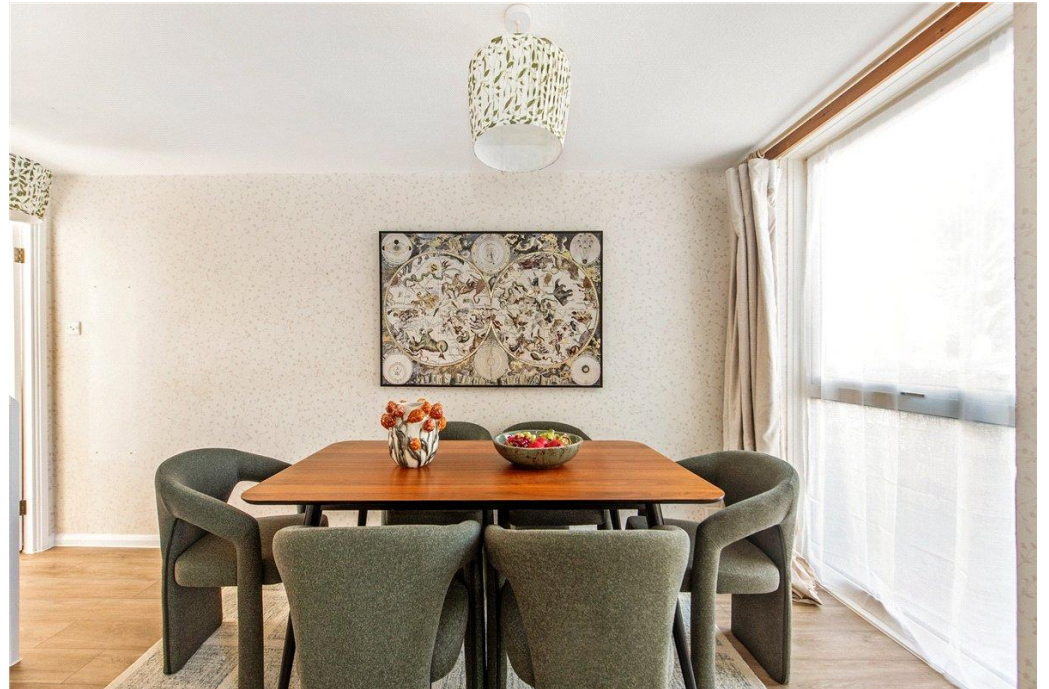
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A SUPERB OPPORTUNITY TO ACQUIRE A FREEHOLD HOUSE, MOMENTS FROM BALHAM STATION AND BALHAM HIGH ROAD.

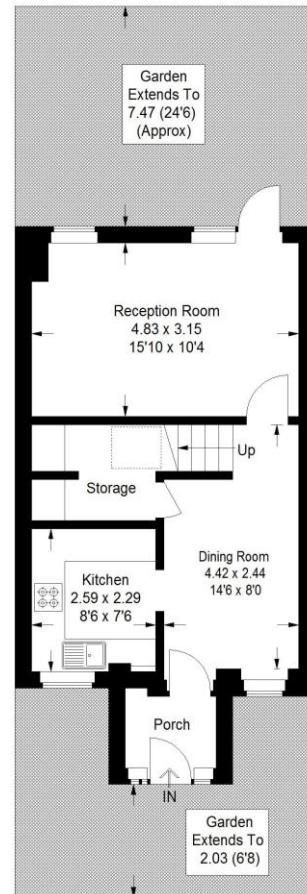


Classification L2 - Business Data

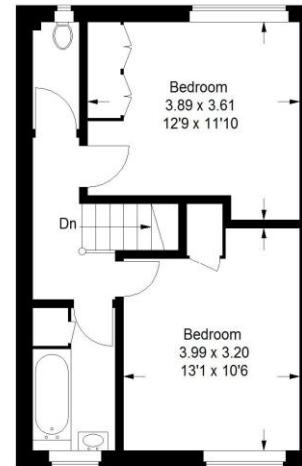


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Approximate Gross Internal Area
79.1 sq m / 851 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1335279)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	78 C
39-54	E		
21-38	F		
1-20	G		

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