



WEXFORD ROAD, WANDSWORTH COMMON - BALHAM, SW12

Carter Jonas

WEXFORD ROAD, WANDSWORTH COMMON

Arranged across the top floor of an attractive Victorian building, this exceptionally spacious two-bedroom apartment extends to over 1,000 sq ft and offers well-balanced, lateral accommodation throughout. The property presents an exciting opportunity for buyers looking to modernise and create a home to their own specification. The accommodation comprises a large eat-in kitchen/breakfast room featuring wooden flooring, a charming Victorian fireplace, and ample space for dining and entertaining. A separate, well-proportioned reception room sits adjacent, centred around an original red tiled fireplace, creating a warm and characterful living space.

There are two generous double bedrooms, both benefiting from period fireplaces and excellent proportions, alongside a centrally positioned family bathroom with bathroom.

The property is accessed via a striking galleried staircase, creating an impressive sense of arrival. Recently (2022) installed Victorian-style double-glazed windows enhance the efficiency while preserving the building's period character.

Wexford Road is ideally situated just moments from the green open spaces of Wandsworth Common, and within easy reach of the popular Bellevue Road, offering an array of independent cafés, restaurants and boutique shops. Balham High Road and Northcote Road are also nearby, providing excellent amenities and transport links. Wandsworth Common station offers regular services via Clapham Junction into Victoria and Waterloo, making it ideal for commuters.

- Spacious top floor apartment extending to over 1,000 sq ft
- Two large double bedrooms
- Share of freehold with long underlying lease
- Large eat-in kitchen/breakfast room
- Separate reception room with period fireplace
- Original period features including fireplaces
- Recently installed Victorian-style double glazing
- Opportunity to modernise and add value
- Wandsworth Common Location
- The green open spaces of Wandsworth Common are on the doorstep
- Close to Bellevue Village and Balham
- Wandsworth Common Station
- Balham Northern Line station within 0.6 miles

- Ground Rent: Peppercorn
- Service Charge: Informal / as required

TENURE Share of Freehold
LOCAL AUTHORITY London Borough of Wandsworth
EPC BAND C

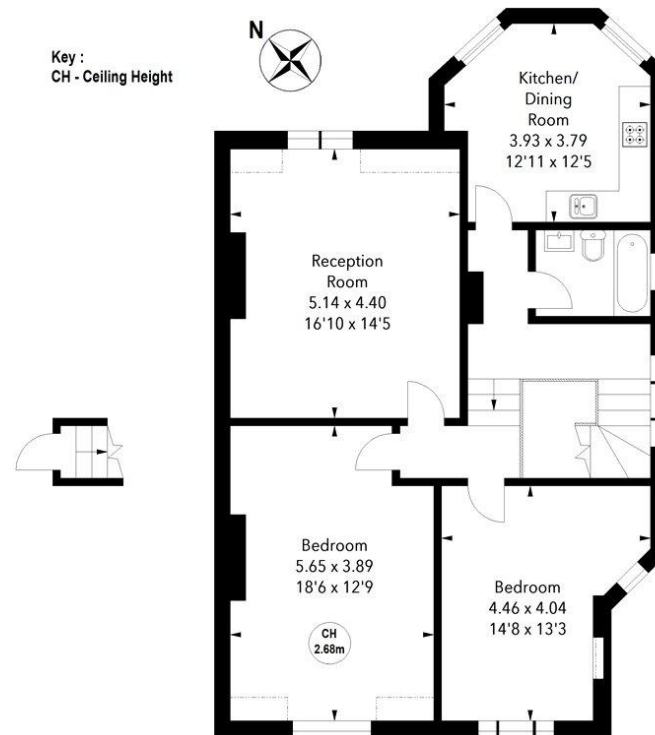
SPACIOUS TOP-FLOOR VICTORIAN APARTMENT EXTENDING TO OVER 1,000 SQ FT, MOMENTS FROM WANDSWORTH COMMON, OFFERING GENEROUS PROPORTIONS AND EXCELLENT POTENTIAL TO MODERNISE. SHARE OF FREEHOLD.





Wexford Road , SW12

Approximate Area = 94.48 sq m / 1017 sq ft



First Floor
Entrance

Approx. 1.02 sq m / 11 sq ft

Second Floor

Approx. 93.46 sq m / 1006 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	74 C
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data