



WEXFORD ROAD, BALHAM, SW12

Carter Jonas

# WEXFORD ROAD, BALHAM, SW12

Arranged over the top floor of this imposing Victorian building, moments from Wandsworth Common, is this vastly proportioned two-bedroom flat measuring over 1,000 square feet. The property is presented in good condition with scope to update, with newly fitted double glazed windows throughout. The flat is laid out laterally, with an eat-in kitchen/breakfast room comprising original wooden flooring, Victorian fireplace, and integrated appliances, whilst a spacious separate reception room also boasts an original, red-tiled fireplace.

There are two generously sized double bedrooms, both with fireplaces. The family bathroom with a bath over shower is found in the centre of the home, and the impressive wooden banister-wrapped galleried staircase in the entrance hallway makes for a fabulous feature upon entering the flat.

Situated on Wexford Road, the flat is ideally located to benefit from the independent shops, pubs and restaurants of Bellevue Road and Balham, as well as the popular shops, wine bars and restaurants on Northcote Road. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Access north of the river is via Wandsworth Common mainline station (a stone's throw away) which links, via Clapham Junction, to Victoria and Waterloo. The wide-open green space of Wandsworth Common is also nearby.

Lease Length: 980 years remaining

Ground Rent: Peppercorn

Service Charge: Ad Hoc - each Leaseholder holds two shares.

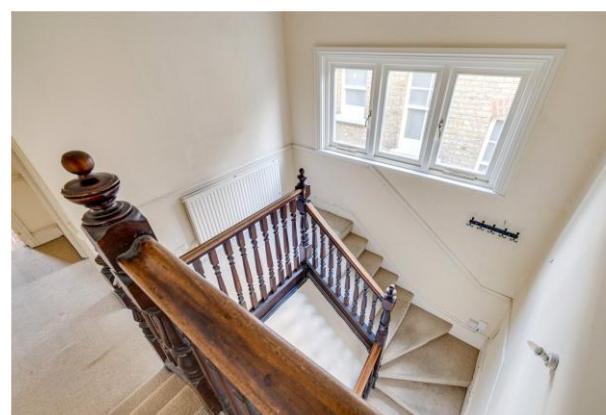
## AMENITIES

- Large top floor flat measuring over 1,000 square feet
- Share of freehold (with a long lease of 980 years remaining)
- Stone's throw from Wandsworth Common
- Newly fitted wooden Victorian-style windows and original cast iron fireplaces throughout

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

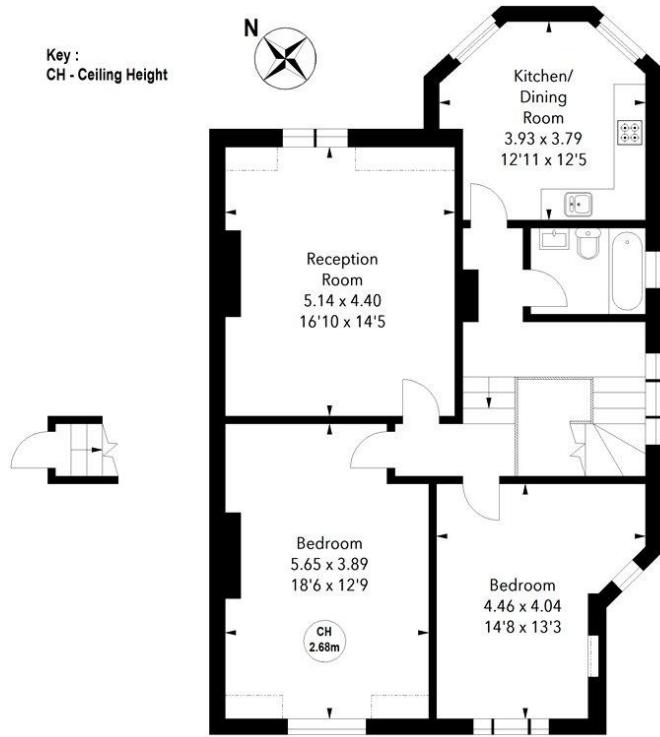
**EPC BAND** To be confirmed





## 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.

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