

1 Bed Detached In Elmfield Road , London, SW17 8AD

£650,000





SHORT DESCRIPTION

Property Ref: 13885. Price Reduced to Sell. No Chain. 3-Storey Detached Luxury Townhouse. Outdoor living in a peaceful off-road location within a garden setting. Perfectly located, just a stone's throw from the heart of Balham with its many independent restaurants, bars & shops. Within easy reach of the nightlife of neighbouring Clapham. Just a 4 minute walk to Balham underground (Northern Line) and mainline station (National Rail) with direct links to Central London and London Victoria Station. Tooting Bec Common is just a 0.6 mile walk, here Sports enthusiasts will enjoy the opportunities that the Common has to offer, from the outdoor lido and tennis courts to the football pitches, fishing lakes and café. PLEASE SEE ONLINE TOUR OF THE PROPERTY. New Build 'Grand Design'. Freehold, contemporary property with high specification, Set over 3 floors, the top floor flooded with natural light, offers a luxury living area with bespoke fitted entertainment units, wardrobe and generous further storage. This floor also has a luxury granite shower-room with fitted vanity unit, heated towel rail and WC. Step out from the top floor on to the south-facing roof terrace, with frosted glass balustrade overlooking the neighbouring church gardens. The ground floor has a set-back porch entering on to the open-plan kitchen and dining area. A generously sized luxury fully-integrated kitchen with Quartz worktops. Bosch oven, Siemens induction hob, integrated Bosch fridge freezer, Siemens washing machine and Bosch dishwasher. Quooker boiling water tap. Further full height built in storage and dining area. The lower floor features a bright, luxury double bedroom with bespoke fully fitted wardrobes and further storage. This floor boasts a sumptuous en-suite bathroom featuring bath with shower, fitted vanity unit, heated towel rail and WC. The bedroom features full width bi-fold doors opening out on to a rather unique 4.5M2 beautiful, sunken courtyard. The property has Herring-bone flooring with underfloor heating and pre-wiring for Sonos home sound system, throughout the property. The freehold property benefits from a large right of way in the private gated gardens, neighbouring the property. Street parking is available in the adjacent Elmfield Road. Parking Permits can be purchased from Wandsworth Council. From just £205 P.A. £308 for 2nd and subsequent permits. London's lowest council tax rate. Wandsworth Council Band D. Further benefits in immediate proximity are Balham Leisure Centre and excellent nursery & childcare facilities. Gross Internal Area (GIA) of 56M2 with 5.5m2 of usable, private outdoor amenity space. Right of way in the private gardens of approx 25M2 PLEASE CONTACT US FOR FRIENDLY AND SPECIFIC KNOWLEDGE TO THIS PROPERTY. Property Type: Detached Full selling price: £650000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: B Measurement: 602.77 sq.ft. Outside Space: Enclosed Garden, Balcony, Terrace Parking: On street Heating Type: Solar Water Chain Sale or Chain Free :Chain Free Possession of the property: Vacant

1

Bed Room(s)

2

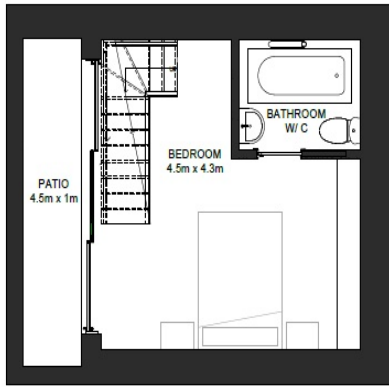
Bath Room(s)

2

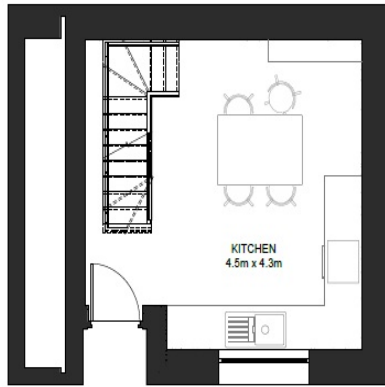
Living Room(s)

FLOOR PLAN

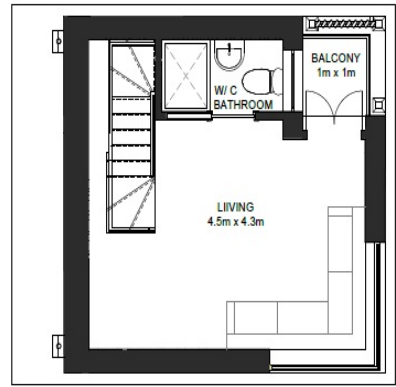
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



BASEMENT



GROUND FLOOR



FIRST FLOOR

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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