



MARIUS ROAD, SW17

£625,000

- Two Double Bedrooms
- Victorian Conversion
- Central Balham
- Share of Freehold
- Open Plan Living Space
- Energy Rating: D







## ABOUT THE HOME

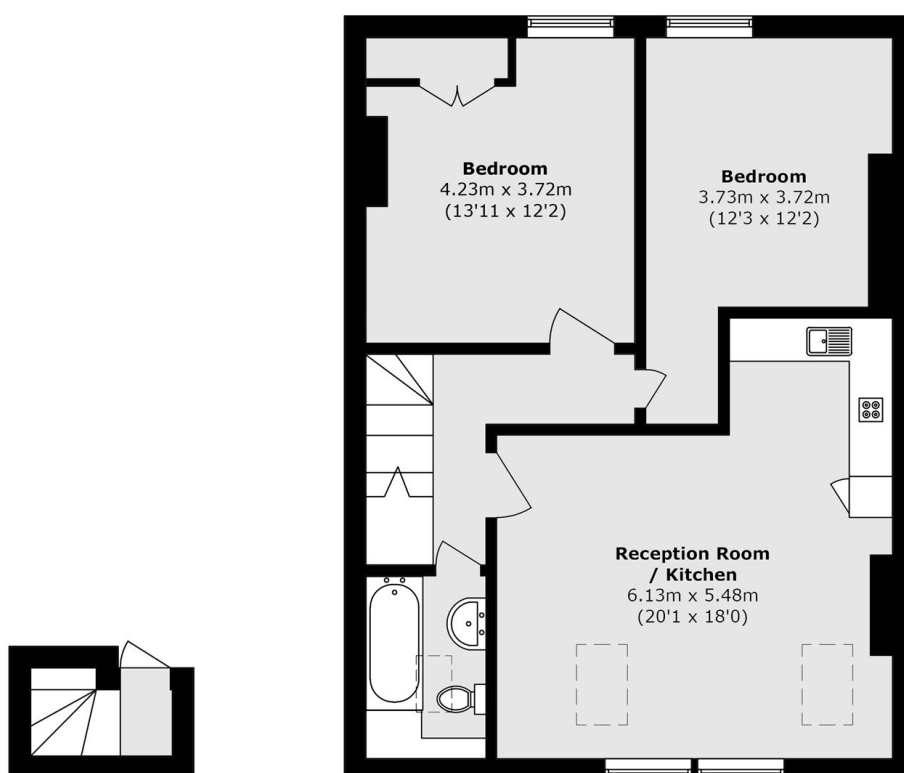
An immaculate two bedroom Victorian top floor flat in central Balham. The flat comprises of a large open plan kitchen living space, two good sized double bedrooms, and a modern bathroom. It is also being offered with a share of freehold and includes a demised loft space.

Located on Marius Road, this flat is well situated for easy access to Balham mainline and underground stations, as well as the shops, bars and restaurants nearby. It also offers easy access to green spaces such as Wandsworth, Tooting Bec and Clapham Commons which are all within close proximity.









Total area (approx.): 74.7 sq. m (804.0 sq. ft)

#### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.