



## MARIUS ROAD, SW17

£700,000

- Three double bedrooms
- Over 1,000 sq. ft
- Mansion flat
- Central Balham
- Modern kitchen
- Energy Rating: D





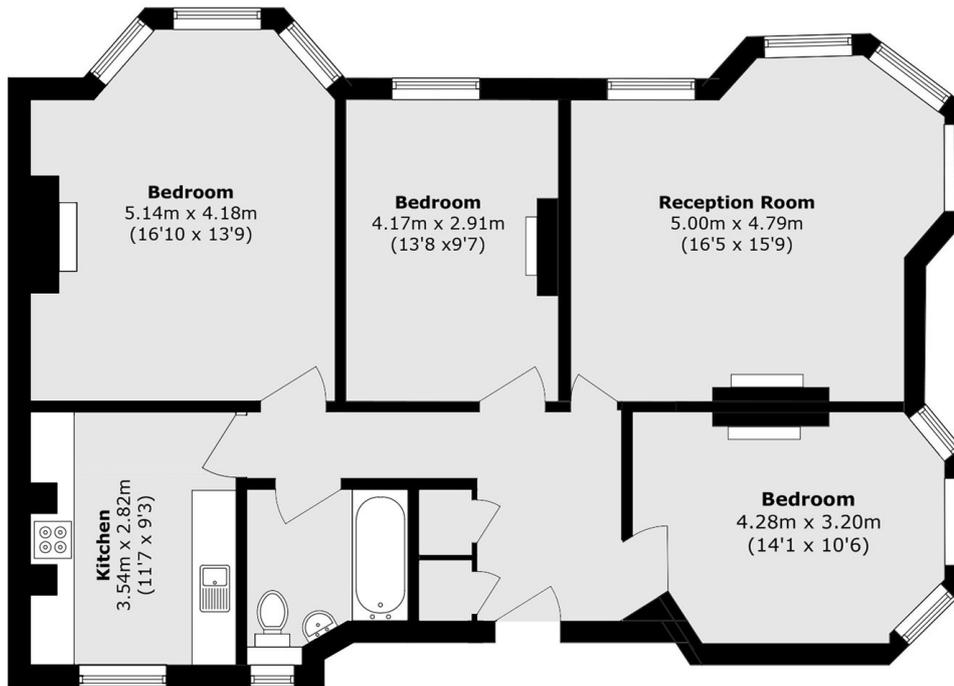
## ABOUT THE HOME

An immaculately presented three bedroom top floor flat, spanning over 1000 sq. Ft. It features three generous double bedrooms, a modern kitchen and bathroom, and a spacious reception room. The property is flooded with light, has access to a communal garden, and is in a lovely location in the Boundaries Triangle.

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 and Clapham Commons which are all within close proximity.







Total area (approx.): 95.4 sq. m (1026.8 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.