



Emmanuel Road, SW12

£825,000

2 1 1 D

- Two Bedrooms
- Large Landscaped Garden
- Close To Balham
- Overlooking Tooting Common
- Modern Kitchen/Diner
- Modern Bathroom





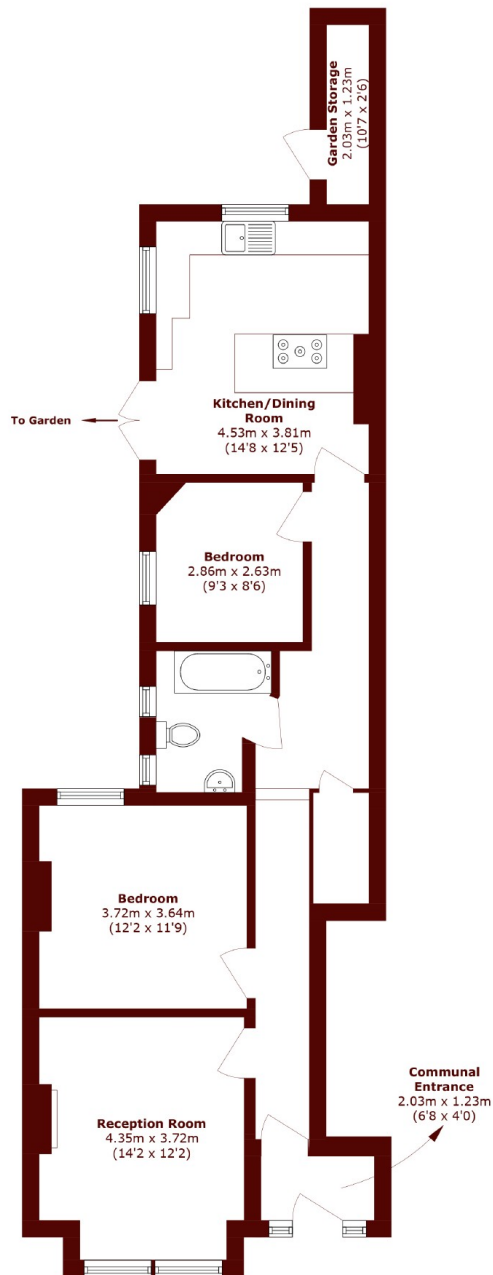
ABOUT THE PROPERTY

An exceptionally well maintained, ground floor two bedroom apartment that blend period charm with contemporary living. It is the end of terrace and therefore has a larger than average, landscaped garden.

The front door opens into the entrance hall. On the left is a spacious living room with a square bay window offering views over to Tooting Bec Common, and other features including a feature fireplace, original flooring and shutters. Beyond this is spacious double bedroom with its own views over the private garden and also with a feature fireplace and original flooring. There is then a re-fitted, trendy bathroom with a shower over the bath and a large vanity unit offering plenty of storage. There is then a second bedroom and at the rear of the property is a refurbished, high quality, modern kitchen and dining room. The kitchen has a an island unit with a breakfast bar, double oven and other fitted appliances. Doors lead from the kitchen to a large, private, landscaped garden.

Emmanuel Road is a charming road that runs along the north side of Tooting Bec Common. The shops, restaurants and cafés of Balham are only 0.5 miles away along with both Balham overground and underground stations. Council Tax Band- D





Total Internal area (approx.): 77.9 sq. m (838.5 sq. ft)
 Communal Entrance area (approx.): 2.3 sq. m (25.8 sq. ft)
 Garden Storage area (approx.): 2.7 sq. m (29.0 sq. ft)
 Total area (approx.): 83.0 sq. m (893.4 sq. ft)

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