



83 Huron Road



WELCOME TO 83 HURON ROAD

A delightful collection of 1, 2 and 3 bedroom apartments within a stunning Victorian building, moments from Tooting Bec Common.





ABOUT THE DEVELOPER

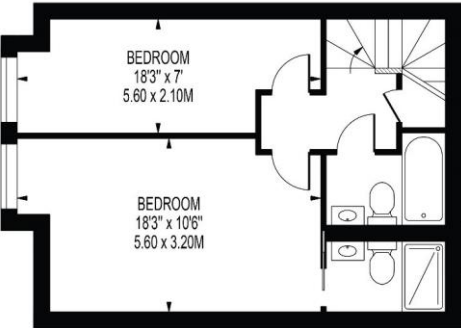
Buildguru is an experienced and highly regarded house builder, that prides itself on the design and construction of stunning residential developments in South West London.

With more than 30 years of experience within the industry, and within Wandsworth Borough, Buildguru's developments consistently offer both the innovative solutions required for modern living whilst retaining, and enhancing, the stunning period features that many of their projects boast.

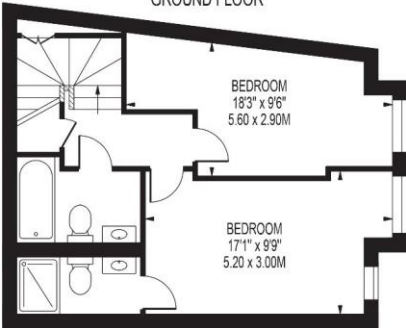
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FLAT 1 & 2

APPROXIMATE GROSS INTERNAL FLOOR AREA: 795 SQ FT - 73.86 SQ M



APPROXIMATE GROSS INTERNAL FLOOR AREA: 848 SQ FT - 78.78 SQ M

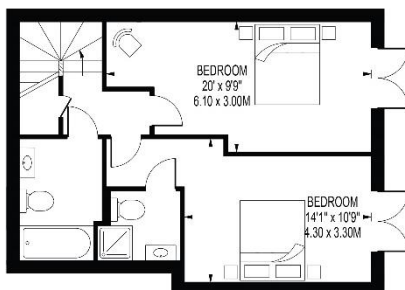


FLAT 3 & 4

APPROXIMATE GROSS INTERNAL FLOOR AREA: 983 SQ FT - 91.32 SQ M 

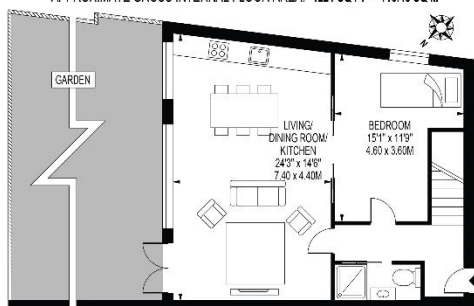


GROUND FLOOR

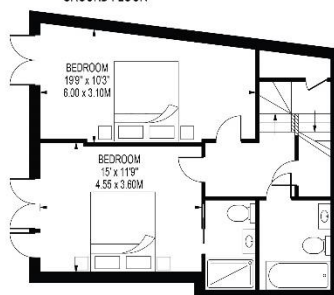


LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1221 SQ FT - 113.43 SQ M 



GROUND FLOOR



LOWER GROUND FLOOR

SPECIFICATION

KITCHENS

- Shaker style design with reverse scalloped handle less feature
- 20mm Brazilian natural granite worktops with an undermount sink and integrated drainer grooves
- Franke sink & tap
- 4 ring induction hob with integrated extractor hood
- Siemens fan assisted oven and microwave
- Siemens dishwasher
- Siemens fridge/freezer

BATHROOMS

- Crosswater brassware
- Crosswater floor mounted toilet with concealed cistern
- Aqualla bathroom cabinets with mirrored doors & interiors, glass shelves, sensor for lights & integrated shaving socket
- Bette bath
- Saneux basin & vanity unit
- Italian Porcelain floor & wall tiles

INTERNAL FINISHES

- Oak engineered parquet flooring laid in a classic herringbone pattern.
- Stairs carpeted with taped edge runners in a Cotton Herringbone in Midnight Blue to contrast, sewn on both sides
- Italian porcelain plank wood effect tile with a grip version in the lightwells (basements and ground floor apartments only)
- Oversized windows handmade locally
- Full fibre broadband pre-installed

EXTERNAL FINISHES

- Secure bicycle storage for 14 bikes (2 per flat)
- Black & white traditional mosaic tiled path to the front of the house.
- Italian exterior 20mm tiles to match the black & white mosaic tiles.

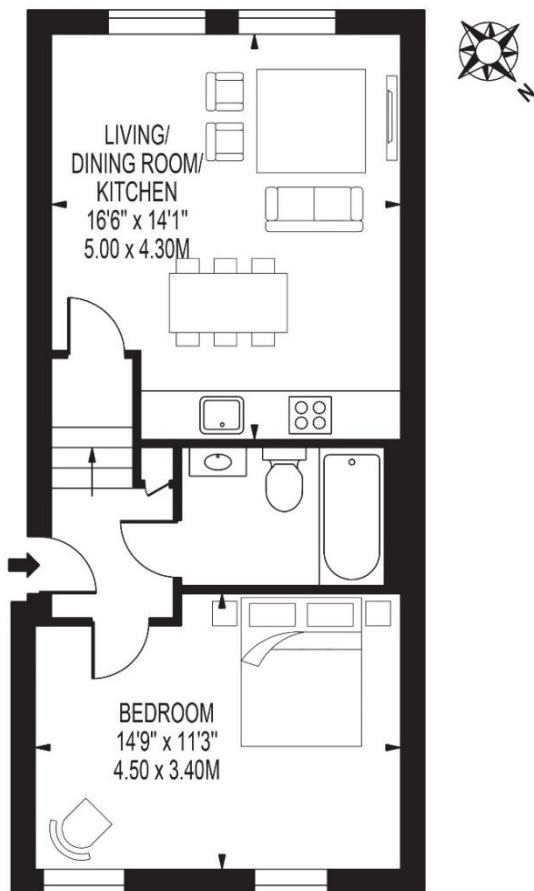
SECURITY:

- Banham locks installed on all front doors
- Exclusive coded key registration system by Banham
- 6 pin drill resistant cylinders
- Advantage (AHCI) 10 year structural defects guarantee



FLAT 5

APPROXIMATE GROSS INTERNAL FLOOR AREA: 474 SQ FT - 44.04 SQ M



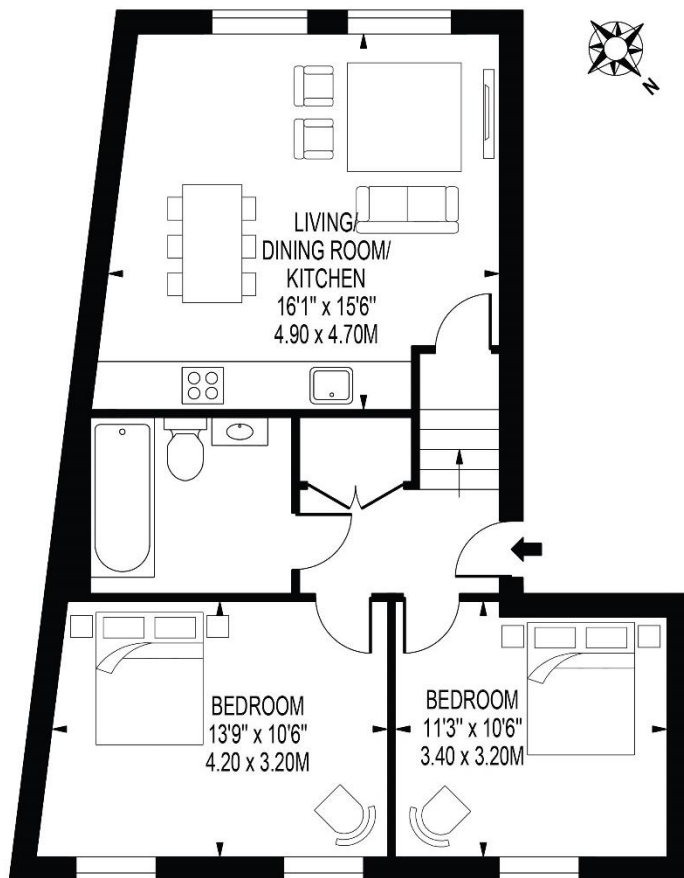
FIRST FLOOR

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FLAT 6

APPROXIMATE GROSS INTERNAL FLOOR AREA: 656 SQ FT - 60.94 SQ M



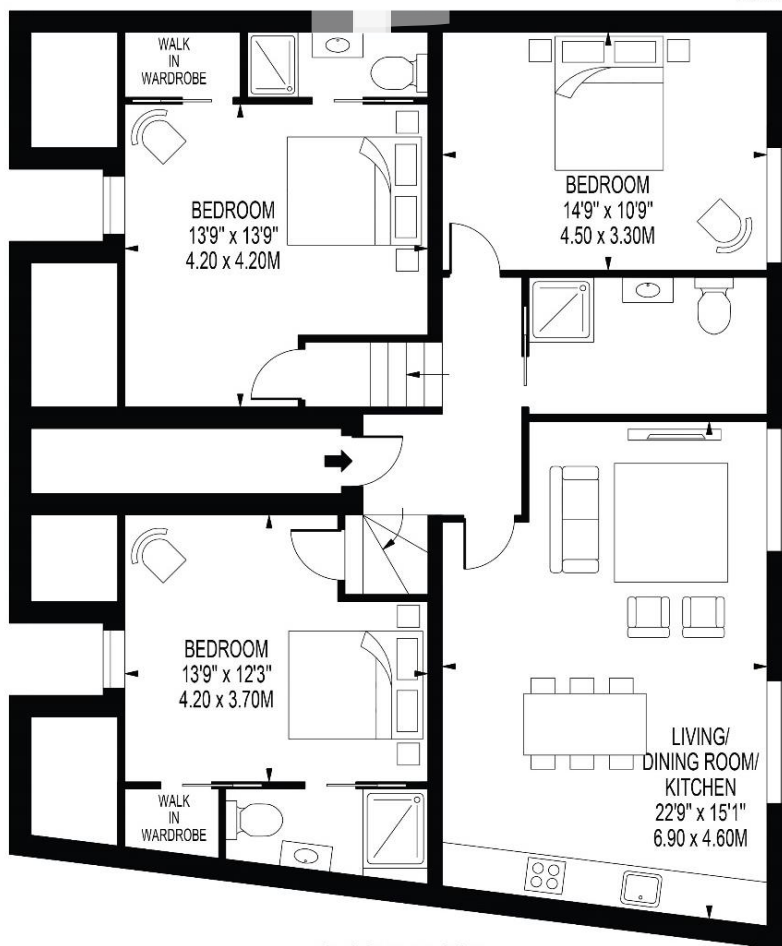
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FLAT 7

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1085 SQ FT - 100.80 SQ M



SECOND FLOOR

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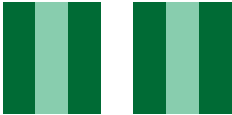
LOCAL AREA

Huron Road is located in a popular and highly sought after residential area known locally as the Heaver Estate Conservation Area.

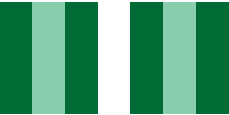
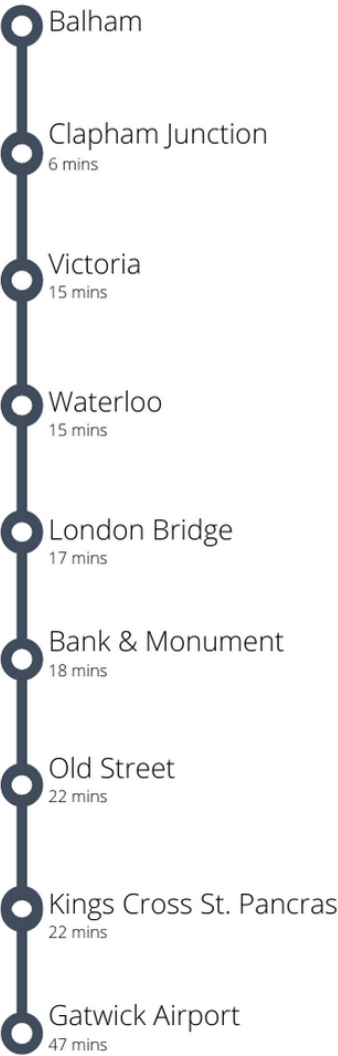
The open spaces of both Tooting Common and Wandsworth Common are within easy walking distance as are the amenities of Balham High Road.

Transport can be found at either Tooting Bec tube station or the overland/underground of Balham.

Furthermore, there is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year.



TRAVEL



Timings are station to station based from Balham.
Source: TFL and Citymapper – All travel times from the development are estimated and will vary depending on route, day of travel and are subject to change.



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