



 RAMPTON
BASELEY

TUNLEY ROAD, SW17 / SHARE OF FREEHOLD

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A BRIGHT AND SPACIOUS THREE BEDROOM FIRST FLOOR FLAT WITH ACCESS TO A PRIVATE GARDEN ON THIS POPULAR RESIDENTIAL STREET CLOSE TO THE AMENITIES OF BALHAM.

Well presented and offering over 900 sq ft of flexible accommodation, the property benefits from its own front door and comprises a lovely bright reception room with a feature fireplace, fitted alcove storage and two large sash windows flooding the room with natural light. To the rear is a generous kitchen/breakfast room with ample space to sit, eat and entertain. A door and stairs lead to the garden.

There are two double bedrooms, a smaller third bedroom (currently used as a study) together with a modern bathroom.

Planning permission was granted in 2018 (now lapsed) to extend in to the substantial demised loft space to create a two further bedrooms, an en-suite bathroom and a roof terrace.

To the rear is a lovely private south west facing garden, currently set up as shared space with the ground floor flat but could be re-divided to provide an entirely private garden.

Tunley Road runs between Boundaries Road and Marius Road and is a stone's through from the many and varied amenities of Balham High Road. Transport can be found at Balham station which provides quick and easy access to central London via Waterloo and to the City via Bank (Northern line). Tooting Bec station is also close at hand. The green open spaces of Tooting Bec and Wandsworth commons are within easy reach and there are an excellent selection of state and private schools nearby, subject to catchment and entry each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 981 years



THREE BEDROOMS | ONE
BATHROOM | RECEPTION ROOM |
GARDEN | FIRST FLOOR FLAT



TUNLEY ROAD
BALHAM
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
914 SQ.FT. / 84.9 SQ.M.



FIRST FLOOR

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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