



BEDFORD HILL, SW12

£625,000

- Outhouse
- Off street parking
- Victorian conversion
- Own front door
- Split level
- Energy rating: D





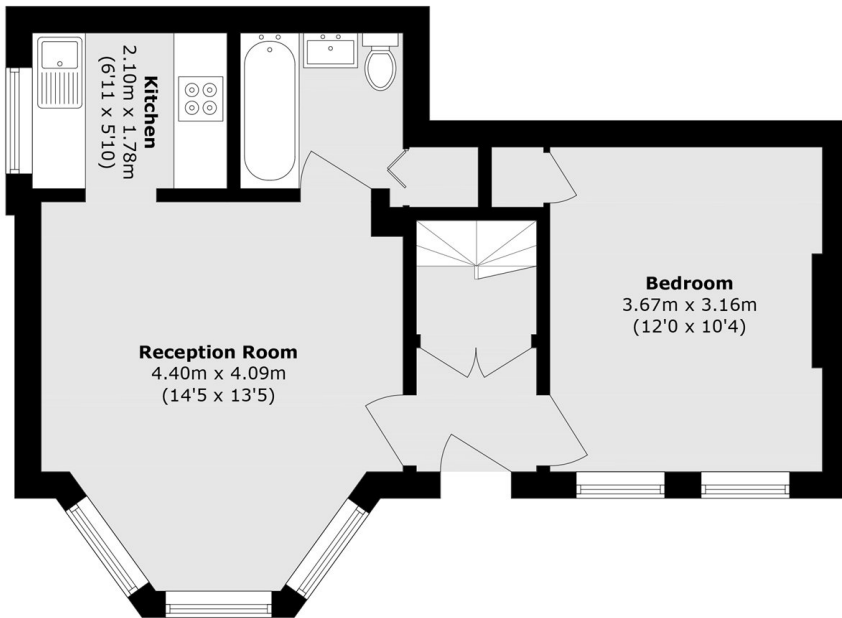
## ABOUT THE HOME

A charming two bedroom two bathroom split level Victorian Conversion flat, in central Balham. This property is in great condition throughout, featuring it's own front door, and off street parking to the front of the property. To the rear is a large private garden, and additional studio (This does not have electricity).

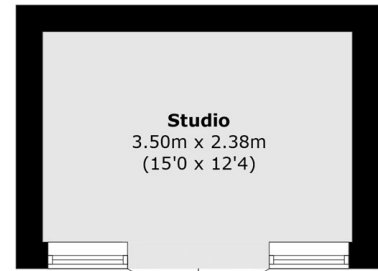
Located on Bedford Hill which sits within the Rutherford House School catchment, this property is within close proximity to Balham mainline and underground stations as well as the vast array of shops, bars, restaurants and supermarkets local to the area. Tooting Bec Common is also just moments away at the top of Bedford Hill.





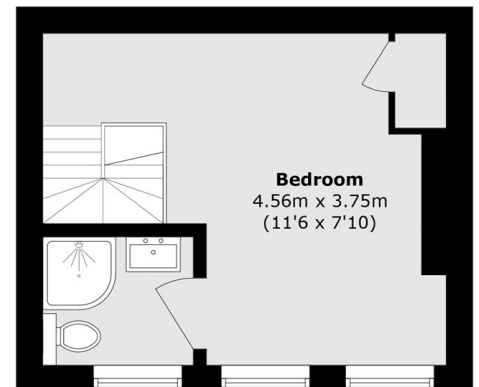


**Ground Floor**



**To Garden**

**Outbuilding**  
(Not Shown In Actual Orientation / Location )



**First Floor**

Total area (approx.): 58.1 sq. m (625.3 sq. ft)

Studio area (approx.): 8.3 sq. m (89.3 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.