



HOSACK ROAD, BALHAM, SW17

Carter Jonas

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A superb four-bedroom maisonette, approximately 1,583 sq ft, in Balham's Boundary Triangle, complete with a garden, private roof terrace. Share of Freehold and chain free.

With its own front door, and arranged over the first and second floor, this beautifully presented four-bedroom property offers fantastic living and entertaining space. The light-filled living room spans the full width of the first floor and features a large bay window and high ceilings. To the rear of the property, a dual-aspect kitchen/dining room offers plenty of room for cooking/dining and entertaining, with an attractive fireplace, creating a cosy seating nook. From the kitchen, there is direct access down to the garden via an external staircase.

Also located on the first floor are two double bedrooms, one with built-in wardrobes, both served by a contemporary bathroom. The top floor offers the impressive Principal bedroom, which is complete with fitted wardrobes and Juliette balcony. On the half-landing, a stylish shower room and a further double bedroom, which could equally work as an additional entertaining space or home office, with the benefit of access onto a private roof terrace.

Hosack Road is a leafy residential street in Balham's Boundary Triangle, a quiet enclave bordered by Balham High Road, Upper Tooting Park and Boundaries Road. Balham, Wandsworth Common and Tooting Bec Stations are all within half a mile, offering Northern Line and Overground connections into the City, Victoria and Clapham Junction. The amenities of Balham and Bellevue Road, together with the open spaces of Wandsworth Common, are within easy walking distance. There is a good choice of nurseries and schools close by, including Rutherford House, Ravenstone Primary, Eveline Day Nursery & School, and Finton House School.

AMENITIES

- Chain free
- Four double bedrooms
- Private garden & roof terrace
- Share of Freehold
- Close to Balham Northern Line & overgro
- Close to Tooting Bec Northern Line
- Close to Wandsworth Common

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C







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Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
 (Excluding Areas With Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 18.2 sq m / 196 sq ft
 Total = 147.1 sq m / 1583 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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