



GOSBERTON ROAD, LONDON, SW12

Carter Jonas

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An immaculately presented 3-bedroom share of freehold garden apartment set over 1042 sq. ft in the heart of Balham's Nightingale Triangle. This Victorian conversion is located over two floors and benefits from a fantastic location, great space and high specification.

The fantastic open plan living room, kitchen and dining space at the rear has sliding aluminium doors, connecting the living space to the paved patio garden. The space is lit by a deep and wide roof light and a window overlooking the small courtyard. Smoky grey cabinetry compliments the quartz worktops, with appliances neatly integrated. The central island houses a hob and a sociable breakfast bar for laidback entertaining. Light wooden floorboards run underfoot.

There are three bedrooms in the apartment; the primary suite on the lower level is calm and neutral, with fantastic volumes and ceiling height and an excellent quality of light filtering through a floor to ceiling light well. Leading into the ensuite shower room, a walk-in-wardrobe completes the space. Also on the lower ground floor is a utility room and storage space. On the ground floor there are two double bedrooms, both with French doors leading out onto the courtyard space, as well as a beautifully finished bathroom.

Gosberton Road is a residential street in Balham's popular Nightingale Triangle, offering easy access to Balham's Northern Line and Overground station. Balham benefits from a Waitrose, a large Sainsbury's, as well as Hildreth Street Market and numerous bars and restaurants, including the newly opened members club, Little House Balham which is part of the Soho House group. Tooting Bec Common, Wandsworth and Clapham Commons, as well as Northcote Road are within close striking distance.

AMENITIES

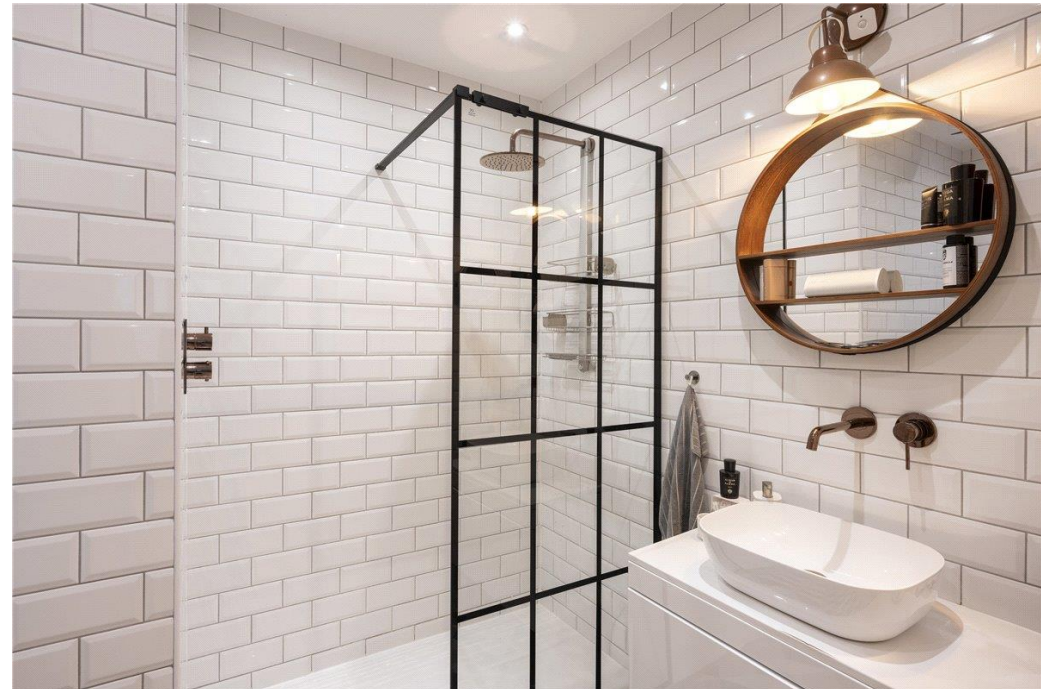
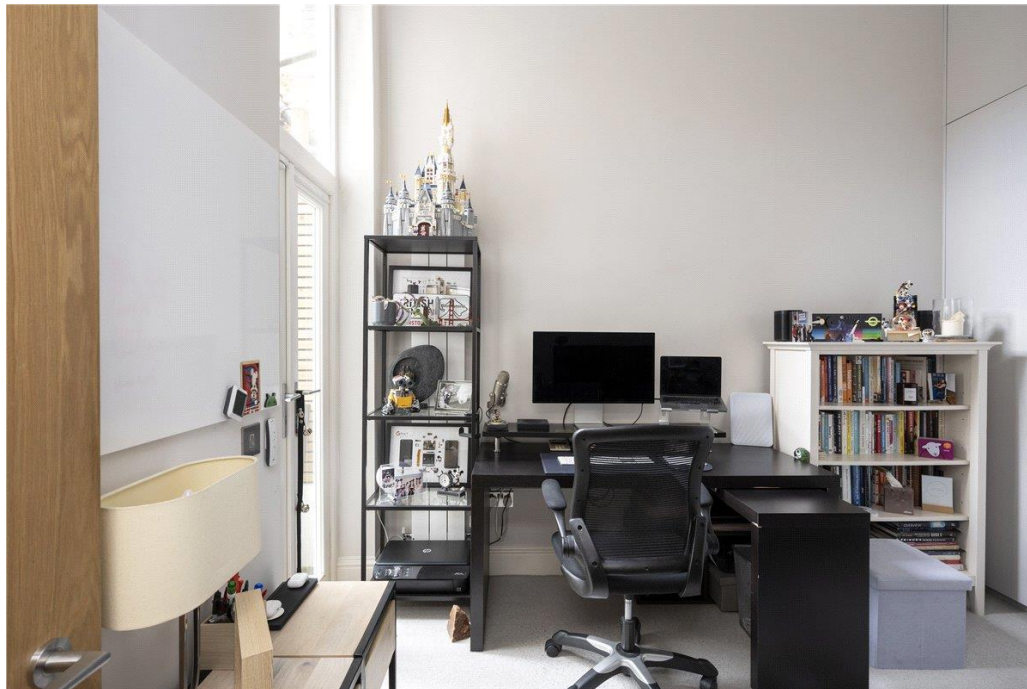
- Share of Freehold
- Balham location
- 3 bedrooms
- 2 bathrooms
- Garden & patio
- Utility room
- Open plan living space
- Close to transport links

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





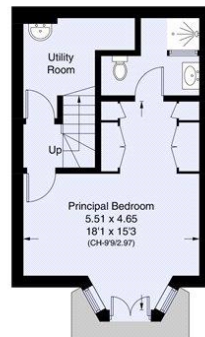
Classification L2 - Business Data



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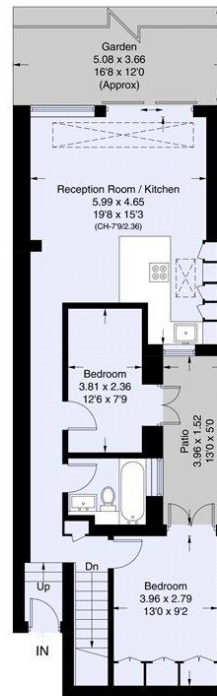
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Approximate Gross Internal Area = 96.9 sq m / 1042 sq ft

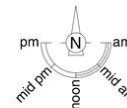


Lower Ground Floor
33.4 sq m / 359 sq ft

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.



Ground Floor
63.5 sq m / 683 sq ft




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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