



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

ENGLEWOOD ROAD BALHAM



SOLD

REF: 2826954

4 Bed, Period House, Private Garden

Chain Free - Clapham Common on your Doorstep - Strong local Schools - Nearly 2000sq.ft with potential to extend - Large Garden - Northern Line

This imposing four double bedroom Victorian house is arranged over three floors and measures approximately 1942 sq ft. The property benefits from a Large private garden and grand proportions in all the principle rooms and is now in need of updating. The front door opens to an entrance hall with a reception room to the left. This room boasts a feature fireplace and a large bay window, flooding the room with natural light. The kitchen dining room is positioned in the middle of the property and b... **continued below**

Train/Tube - Clapham South, Clapham Common, Balham, Wandsworth Road

Local Authority/Council Tax - Lambeth

Tenure - Freehold

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Reception



Garden



Reception 2



Dining Room



Kitchen



Bedroom 1



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Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



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Bedroom 4



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Englewood Road
Approximate Gross Internal Area = 1768 sq ft / 164.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 269 sq ft / 25 sq m
W.C = 9 sq ft / 0.9 sq m
Total = 2046 sq ft / 190.2 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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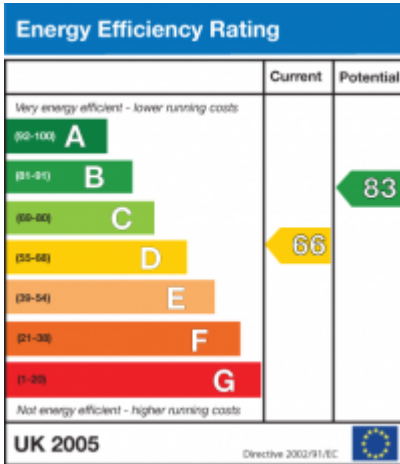
The front door opens to an entrance hall with a reception room to the left. This room boasts a feature fireplace and a large bay window, flooding the room with natural light. The kitchen dining room is positioned in the middle of the property and benefits from direct access to the garden via the side return. At the rear of the property is a further reception room, currently set out as a casual living room, with large French doors opening out onto a generous garden. There is also a cellar, providing additional storage space.

Over the first and second floors there are four double bedrooms, a shower room and a bathroom. The property offers great potential for modernisation and currently retains many of its original features, offering any incoming purchaser the opportunity to create a family home that suits their own tastes and needs (subject to the usual consents).

Englewood Road is an attractive tree lined street located just a few minutes' walk from Clapham South Underground station (Northern Line). The local amenities of Abbeville Village and Clapham South are also moments away, together with the open spaces of Clapham Common which is located literally at the top of the road. Furthermore, the area offers plenty of private and state schools, subject to catchment and entrance each year.



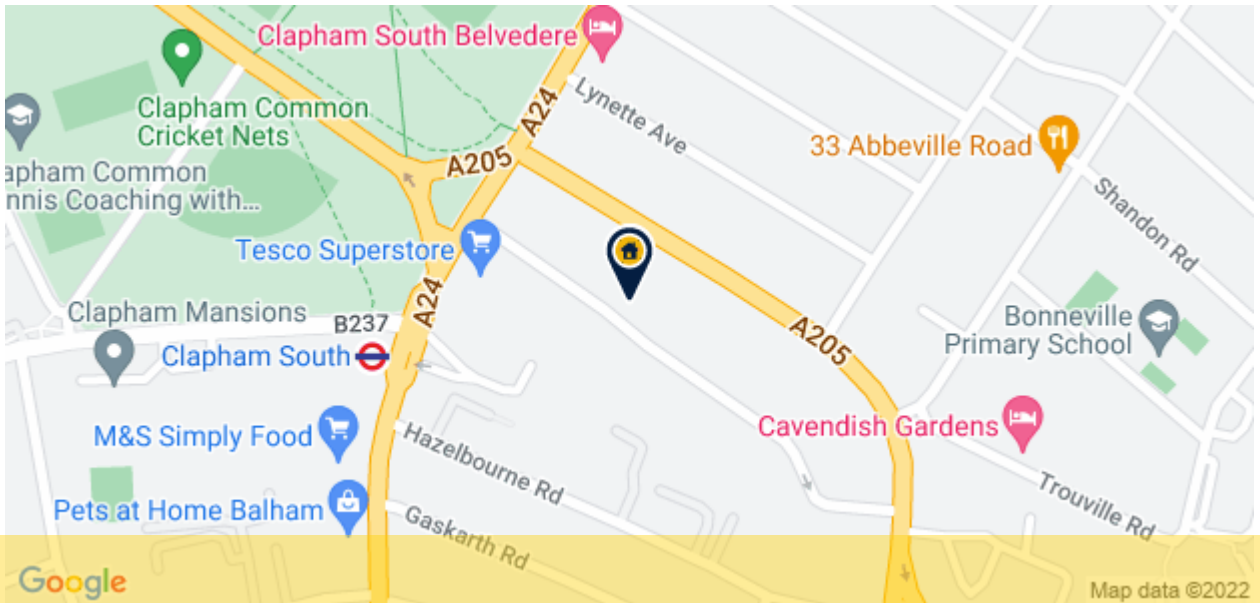
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 2826954

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.