



MAYFORD ROAD, BALHAM, SW12

Carter Jonas

# MAYFORD ROAD, BALHAM, SW12

A stunning, two-bedroom Share of Freehold Victorian property on one of Balham's most exclusive roads, adjacent to Wandsworth Common, retaining character and grand period features whilst embracing modern, living, and entertaining space. Arranged over the first floor of a substantial Victorian property, this lateral, first floor apartment benefits from fantastic light throughout. The property is well-maintained by the co-freeholders, who are all owner-occupiers.

The bright, living space overlooks quiet and leafy Mayford Road, with the green open spaces of Wandsworth Common close by. The room benefits from high ceilings and great proportions, framed by a large bay window, an elegant fireplace and original wooden floors. Leading off from the kitchen, a bright and functional kitchen, complete with a range cooker.

To the rear of the property, a double bedroom, currently configured as a second reception room and occasional guest room, has a beautiful original fireplace, with blue enamelled tiles. The room's southerly aspect floods the space with light. The second double-bedroom also located at the rear of the property, benefits from fantastic volumes and large built-in wardrobes. A The bathroom can be found off the hallway.

Mayford Road is situated close to the shops and amenities of Bellevue Road and Balham as well as the popular shops, wine bars and restaurants on Northcote Road. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Wandsworth Common is close by and transport links are excellent, with the Underground (Northern Line) from Balham, and overland trains to Victoria from nearby Wandsworth Common.

N.B We have employed CGI on an image of the second bedroom to show an alternative layout. Furnishings and décor are not accurate to the property.

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

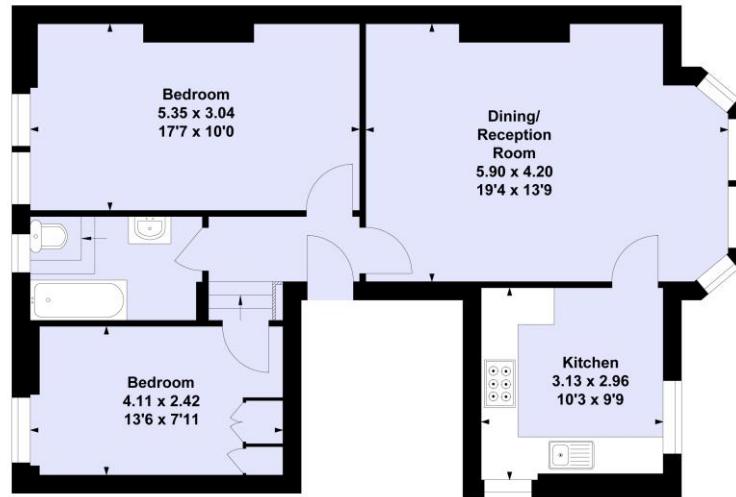
**EPC BAND** C





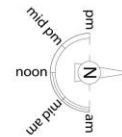
# Mayford Road, SW12

Approximate Floor Area = 69.1 sq m / 744 sq ft



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.