



TUNLEY ROAD, LONDON, SW17

Carter Jonas

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An exceptional period, end of terrace house in Balham's Boundary Triangle, refurbished to the highest of standards, seamlessly blending timeless period elegance with contemporary living.

Extending to c. 2,107 sq. ft, the house has been recently fully remodelled and updated to embrace modern living and entertaining, whilst retaining considerable period charm. The wider than average kitchen/diner/family room packs a design punch, with floor-to-ceiling full width sliding doors, large skylight, and feature window to the side, flooding the space with light. The skilfully designed workspace incorporates pale cabinetry and a large island. A utility room is located in the basement. Stepping out from the kitchen onto the terrace, the wider than average garden benefits from a secure side access to the front of the property, perfect for bikes and gardening.

The well-proportioned double reception room benefits from high ceilings and fine cornicing and can be subdivided into two distinct spaces with glazed double doors. In the more formal room, built-in alcove bookcases frame the fireplace, with wooden floorboards and wooden shutters completing this elegant space. The second space, with its more informal feel and entrance to the kitchen, makes a perfect play or music room. A guest W.C. is located on the ground floor.

On the first floor, the wide principal bedroom benefits from a large bay window and second window, ensuring the room is flooded with light. Bespoke built-ins complete the space. Two further bedrooms are located on this floor, served by a contemporary shower room. The top floor houses a guest suite with ensuite shower room and a pleasant open aspect over the surrounding gardens. An additional bedroom is located on the half landing, with a stylish bathroom adjacent. There is additional eaves storage on this floor.

Tunley 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.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND To be confirmed







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Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft
 (Excluding Areas With Reduced Headroom / Eaves Storage / Void)
 Basement = 10 sq m / 108 sq ft
 Reduced Headroom = 11.1 sq m / 119 sq ft
 Total = 195.8 sq m / 2107 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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