

FOR SALE



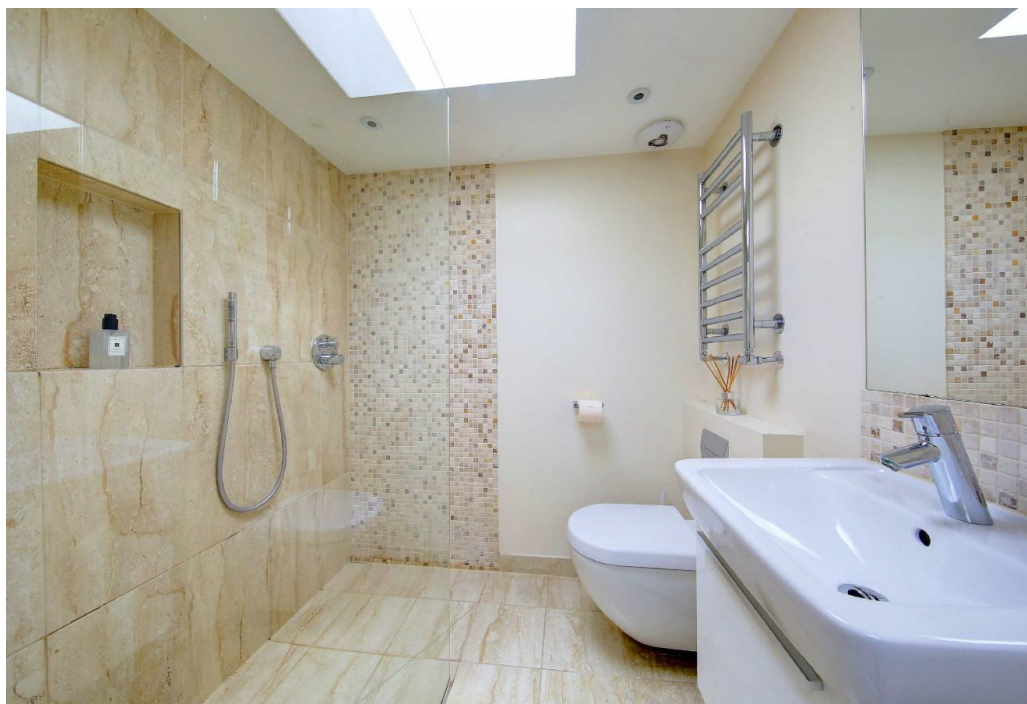


This attractive 4-bedroom terraced house lies in the heart of the Nightingale Triangle in a leafy cul-de-sac. The property is in excellent condition throughout and still retains potential for further development (STPP). It is ideally located within close proximity to transport connections from both Wandsworth Common and Balham, near to good schools and walking distance from both Balham and Bellevue Road with their eating, drinking and shopping choices.

With a separate reception room to the front, a central lateral staircase and large kitchen to the rear, this Victorian house is an ideal property for a growing family. There are original features throughout and much consideration has gone into maximising storage. There is also the added bonus of a contemporary garden studio room (currently used as a work space but it could equally be a playroom or a gym) and a separate utility room. Potential and precedent exists to further extend the kitchen.

Upstairs there are four bedrooms and two smart bath/shower rooms over two floors.

Ravenslea Road runs across the area known as the Nightingale Triangle. This house is situated at the southern-most end, which has no through traffic. All the facilities of Balham town centre are within a short walk, as are the open spaces of Wandsworth Common. The very popular Hornsby House School is opposite the house and there are other schools in both the state and private sectors nearby. Excellent transport links can be found at Balham (both BR & underground) and Wandsworth Common (BR).

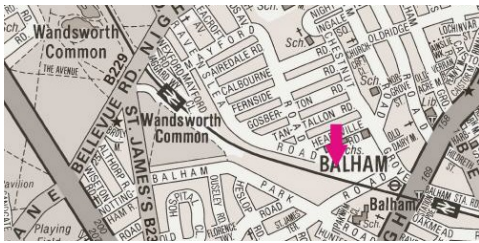


Ravenslea Road
Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Hallway
- Four Bedrooms
- Two Bath / Shower Rooms
- Large Kitchen
- Separate Reception Room
- Utility Room
- Garden Studio
- Eaves Storage
- 1490 Sq Ft / 138.5 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (82-100)	A (82-100)	A (82-100)	A (82-100)
B (69-81)	B (69-81)	B (69-81)	B (69-81)
C (55-68)	C (55-68)	C (55-68)	C (55-68)
D (39-54)	D (39-54)	D (39-54)	D (39-54)
E (29-38)	E (29-38)	E (29-38)	E (29-38)
F (13-28)	F (13-28)	F (13-28)	F (13-28)
G (1-12)	G (1-12)	G (1-12)	G (1-12)

Energy Efficiency Rating: **67** (Current), **84** (Potential)

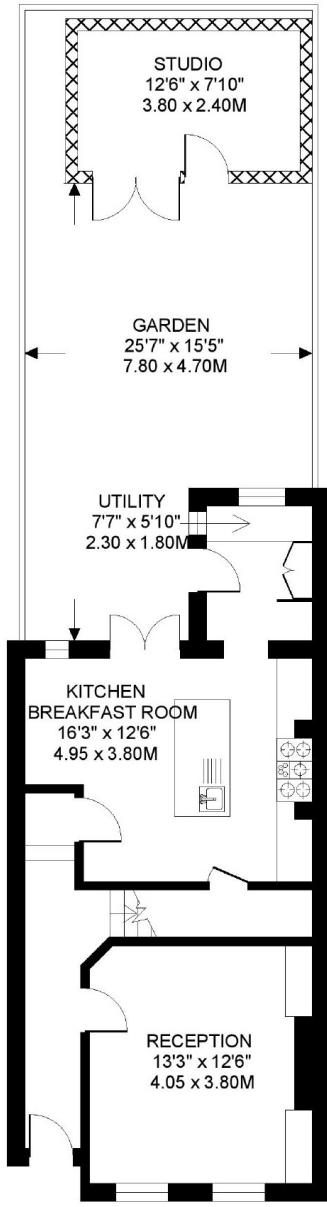
Environmental Impact (CO₂) Rating: **62** (Current), **80** (Potential)

England & Wales EU Directive 2002/91/EC

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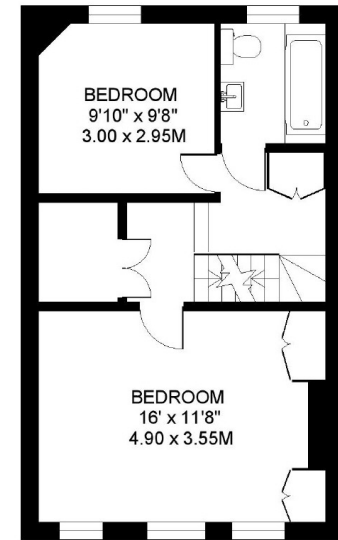
GROUND FLOOR 515 SQ.FT.

RAVENSLEA ROAD
BALHAM
LONDON SW17

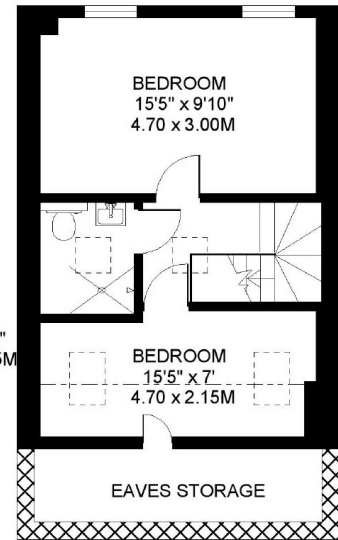
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1327 SQ.FT. / 123.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 163 SQ.FT. / 15.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1490 SQ.FT. / 138.5 SQ.M.



FIRST FLOOR 448 SQ.FT.



SECOND FLOOR 364 SQ.FT.

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