



CALBOURNE ROAD, LONDON, SW12

Carter Jonas

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With approximately 2,000 sq. ft of well-balanced and beautifully presented living and entertaining space, this five-bedroom Victorian house in Balham's Nightingale Triangle, close to Wandsworth Common and the transport and amenities of Balham, ticks all the boxes. The house has been extended and updated to embrace modern living and entertaining, whilst retaining its period charm.

The welcoming hallway, with its original encaustic tiles, leads through to the main reception room, which then flows seamlessly through the ground floor. The sense of cohesion is further enhanced by the herringbone parquet floor, reclaimed from a school in Yorkshire, and laid throughout. At the front of the house, the reception room, with its high ceilings, large bay window and fine Victorian fireplace, combines to create an elegant space. Fantastic volumes have been created in the bright kitchen/diner/family room, which packs a punch with plenty of cooking, dining, entertaining and living space. Crittall-style doors lead out onto the south facing garden for easy living in the warmer months. A cellar provides a useful storage space.

There is a guest WC/cloakroom on the first floor along with two double bedrooms, one with en-suite which gives a stylish nod to the period design of the house. Stairs lead up to the family bathroom and a further double bedroom, and up again to the fifth bedroom currently being used as a study. The top floor features the principal bedroom which has a bright modern and airy feel with dramatic floor to ceiling Crittall-style French windows with Juliet balcony and a contemporary en-suite. There is additional eaves storage on this floor.

Calbourne 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, part of the Soho House group. Tooting Bec Common, Wandsworth and Clapham Commons, as well as Northcote Road are within close striking distance.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





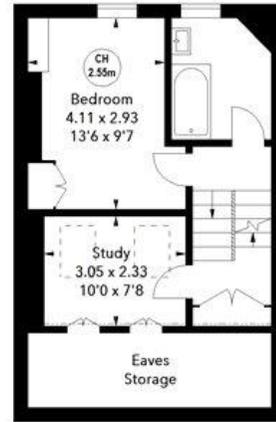
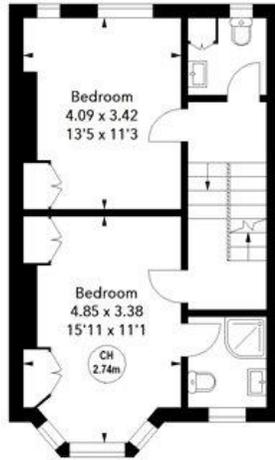


Calbourne Road , SW12

Approximate Area = 187.47 sq m / 2018 sq ft
(Including Eaves Storage)
Eaves Storage = 8.36 sq m / 90 sq ft



Key:
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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