



Elmfield Road, Balham **SW17**



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Originally two separate houses, this wider-than-average property offers exceptional entertaining spaces and generous family accommodation across three floors. The spacious central hallway, rich with original features, leads to a large double reception room on one side and an expansive dining room on the other, both boasting generous bay windows, original fireplaces, and alcove storage.



Guide price: £2,950,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: H

Toward the rear of the house, you'll find a stunning kitchen diner with a central island and breakfast bar, connected by an archway to a large family/informal sitting room. This area includes steps leading up to the front reception room. Both the kitchen diner and sitting room are bathed in natural light and feature French doors that lead out to the double-width patio garden, perfect for entertaining and alfresco dining during the summer months. This floor also includes a spacious study and a guest WC.

Dual central staircases serve the two wings of the first floor, each featuring three generously sized bedrooms and a bathroom with a separate WC. On the upper half-landing, there is a large garden-facing bedroom with an en-suite dressing room and shower room, as well as an additional family bathroom.

The final bedroom is located on the second floor, complete with an en-suite bathroom and a separate study/dressing area. This floor also includes a spacious loft, ideal for storage.

This is a rare opportunity to own a stunning home perfectly situated on the edge of the Heaver Estate, close to the common, tube station, and all the amenities of Balham.

Elmfield Road is well-located just minutes from the centre of Balham, and residents can enjoy a sense of community and a neighbourly atmosphere, making it an ideal place for families, professionals, and individuals alike. The road is an extremely popular location given the excellent transport links in to the city via Balham mainline and underground stations and its proximity to the wide open spaces of Tooting Bec Common







Elmfield Road, SW17

Approximate Gross Internal Floor Area (Inc Eaves & Loft)

5,398 sq ft / 501.47 sq m

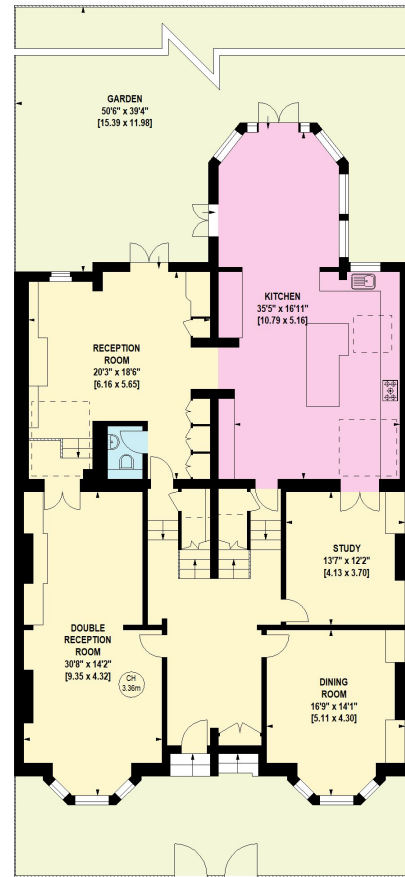
Eaves Storage Area

140 sq ft / 13.05 sq m

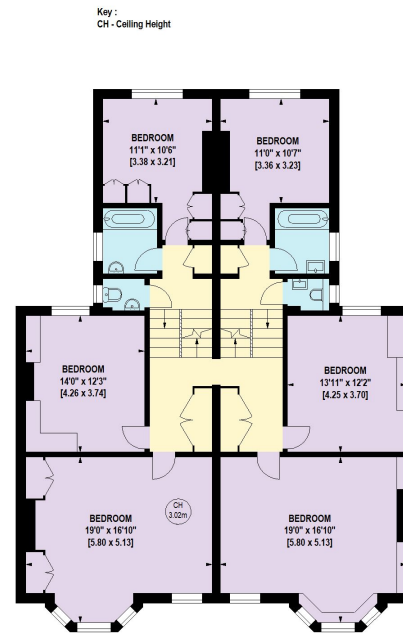
Loft Area

548 sq ft / 50.91 sq m

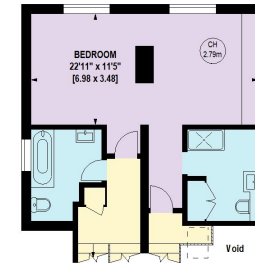
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



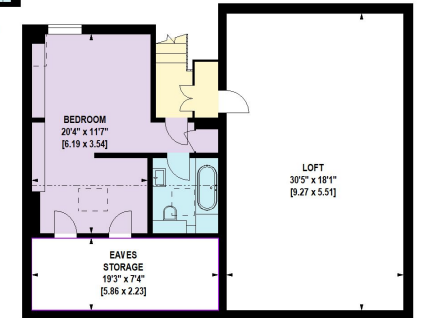
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR
HALF LANDING



SECOND FLOOR

Knight Frank

Wandsworth

26 Bellevue Road

Wandsworth SW17 7EB

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 14/08/2024. Photographs and videos dated 02/08/2024.

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