



Alderbrook Road, London SW12



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This incredible duplex apartment occupies the top two floors of a beautifully renovated period property in the heart of Balham, just a short distance from the expansive green spaces of Clapham Common. The location offers an abundance of local amenities and outstanding transport links.

Upon entering the apartment, you are greeted by a spacious open-plan living area, finished to a high standard. The kitchen features top-of-the-line finishes, ample storage, a breakfast bar, and a dedicated dining space.



Guide price: £995,000

Tenure: Share of freehold plus leasehold, approximately 118 years remaining

Local authority: London Borough of Wandsworth

Council tax band: E



A charming fireplace enhances the reception area, complemented by a thoughtfully placed coat cupboard that not only adds valuable storage but also subtly divides the living space. This design creates the perfect environment for entertaining guests, with the spacious roof terrace offering an ideal spot for relaxation and gatherings.

The hallway includes a separate utility cupboard and a convenient WC.

Upstairs, the second bedroom boasts a built-in cupboard, additional eave storage, and an ensuite shower room. Across the hall, the principal bedroom is flooded with natural light from large windows, providing a bright and airy ambiance. This room also features incredible storage spanning the full width of the room and a luxurious ensuite bathroom.

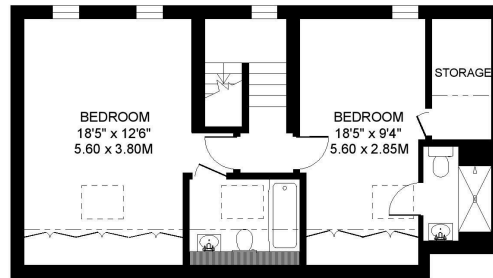
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a family member of an employee of Knight Frank.



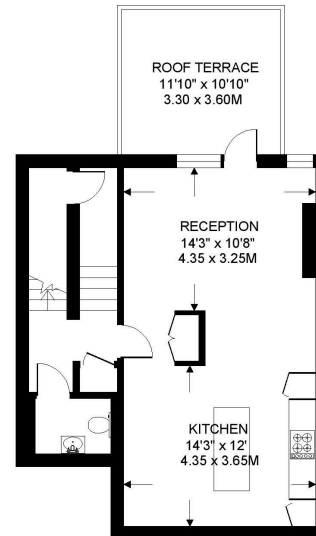
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Approximate Internal Floor Area
1,149 sq ft / 106.7 sq m

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.



THIRD FLOOR 619 SQ.FT.



SECOND FLOOR 530 SQ.FT.

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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 25.07.2024.

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