



Calbourne Road, London

SW12

HAMPTONS
INTERNATIONAL

Beyond your expectations

A wonderful four bedroom house in the Nightingale Triangle.

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Victorian house | Four bedrooms | Two bathrooms | Reception room | Open plan kitchen/living/dining area | Garden | No onward chain

Asking Price £1,250,000 Freehold

Description

Situated right in the heart of the Nightingale Triangle is this fantastic four bedroom Victorian house. Set over three floors, the entrance, which has a lovely traditional feel about it, leads into the formal reception room at the front of the house. At the back of the building, overlooking the pretty patio garden, is the excellent L-shaped open plan kitchen, dining and living area – perfect for a family.

Upstairs on the first floor there are two double bedrooms, both with built in wardrobes, a study and a shower room. The top floor has the very smart family bathroom, another bedroom as well as another mezzanine bedroom.

There is also a very useful cellar and the house is sold with no onward chain.

Location

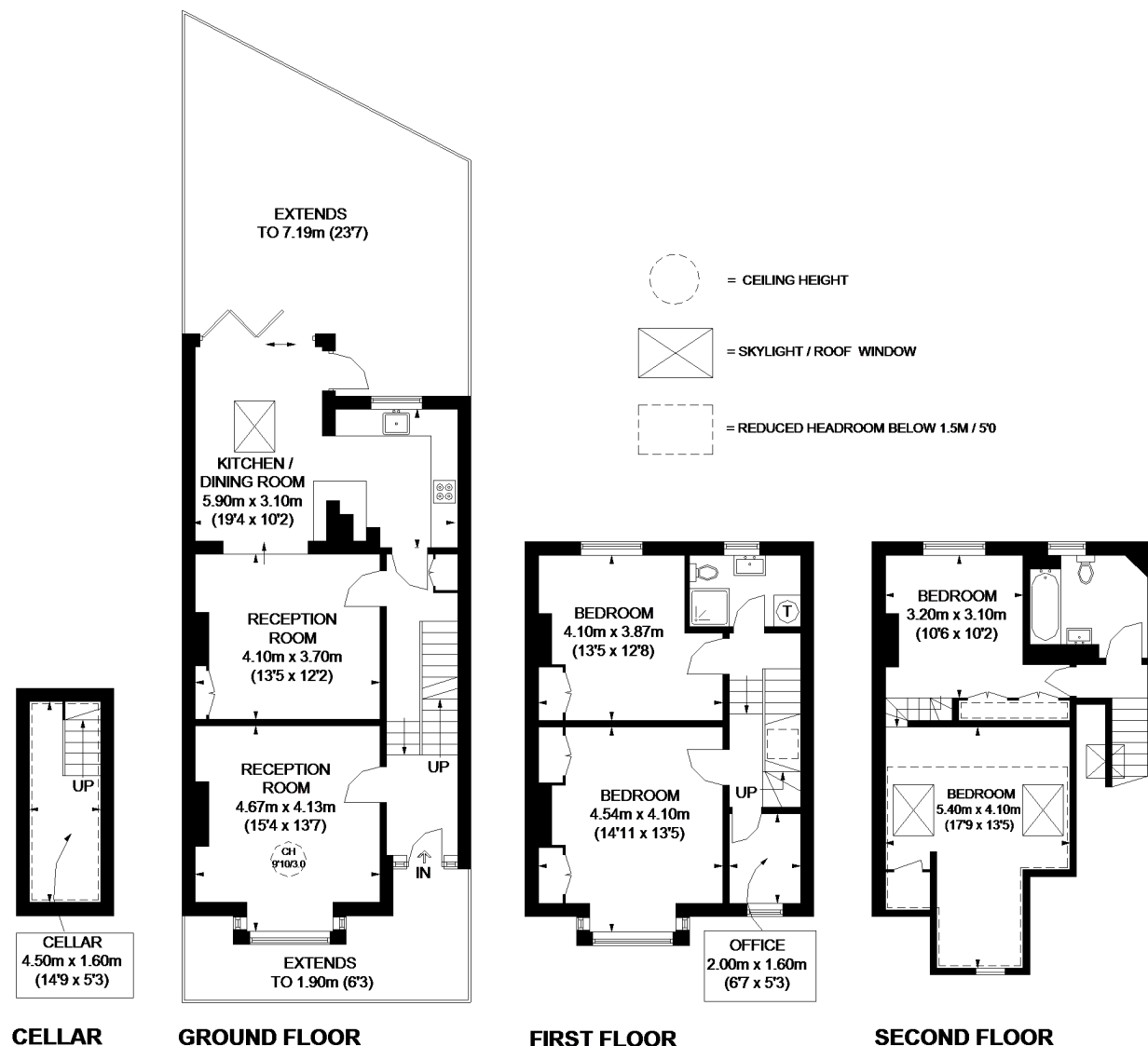
Calbourne Road is a lovely, quiet, residential street. Transport links are superb with Balham train station (National Rail and Northern line) just 0.4 miles away. Exactly the same distance away in the other direction is Wandsworth Common station (National Rail – just 11 mins into London Victoria).

Balham High Road and Bellevue Road offer a large collection of restaurants, cafes and shops. There are also a number of very good schools in the area such as Holy Ghost, Hornsby House and Broomwood Hall.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CALBOURNE ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
CELLAR (INCLUDING REDUCED HEADROOM)
77 SQ. FT. (7.2 SQ. M.)
GROUND FLOOR = 745 SQ. FT. (69.2 SQ. M.)
FIRST FLOOR = 505 SQ. FT. (46.9 SQ. M.)
SECOND FLOOR = 287 SQ. FT. (26.7 SQ. M.)
REDUCED HEADROOM
166 SQ. FT. (15.4 SQ. M.)
TOTAL = 1780 SQ. FT. (165.4 SQ. M.)

This 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID337475)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

