



## THURLEIGH ROAD, SW12

£695,000

850 sq ft  
Versatile layout  
Period features  
Spacious reception room  
Close to the Common  
Long lease

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# ABOUT THE PROPERTY

A truly stunning 850 sq ft period conversion flat occupying the top two floors of a beautiful red brick Victorian property by Wandsworth Common.

A grand entrance welcomes you with wide stairs leading up to the property. As you enter, it's hard not to be impressed by the 24ft reception with its original exposed wooden flooring, fireplace and centrally positioned French doors which open onto a private south-facing balcony, offering views towards the Common. Beyond the living area is a well designed modern kitchen.

On the top floor there is a spacious double bedroom benefiting from a hidden room that could be used in many







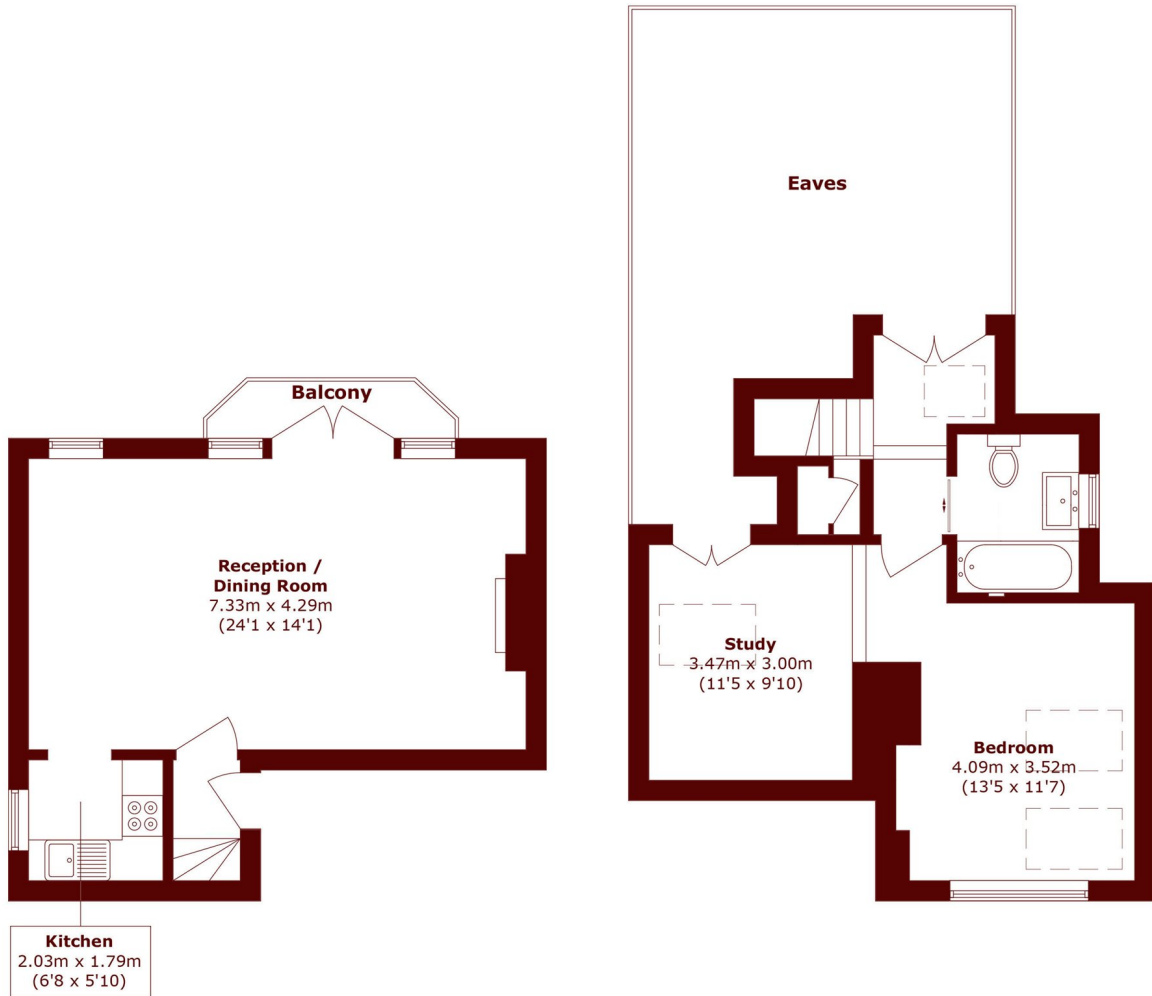
# FURTHER DETAILS

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On the top floor there is a spacious double bedroom benefiting from a hidden room that could be used in many different ways; study, cot room, further sleeping area, or even a roof terrace, subject to the required planning consents and approvals.



# STEP INSIDE THURLEIGH ROAD



**Second Floor**

**Third Floor**

Total area (approx.): 77.3 sq. m (832.0 sq. ft)  
Balcony area (approx.): 2.7 sq. m (29.0 sq. ft)  
(Excluding Eaves)

Balham & Clapham South  
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Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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