

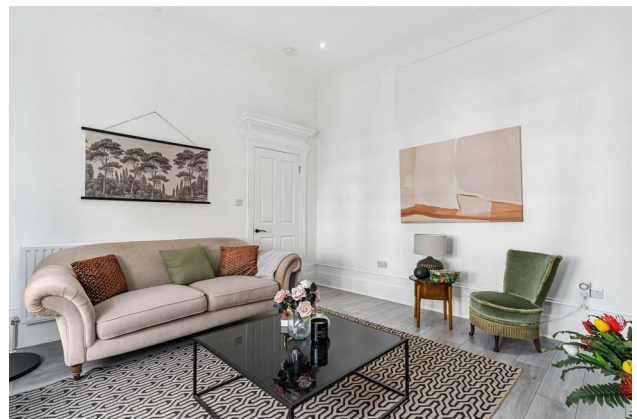
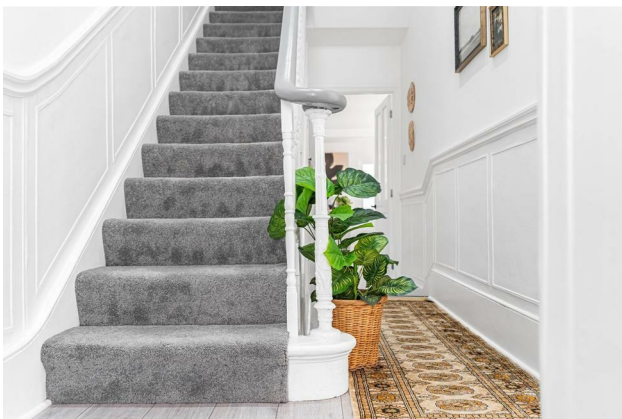
# HUNTERS®

HERE TO GET *you* THERE

**Sarsfeld Road, Balham, London, SW12**

**Guide Price £1,400,000 to £1,500,000**

**Property Images**





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

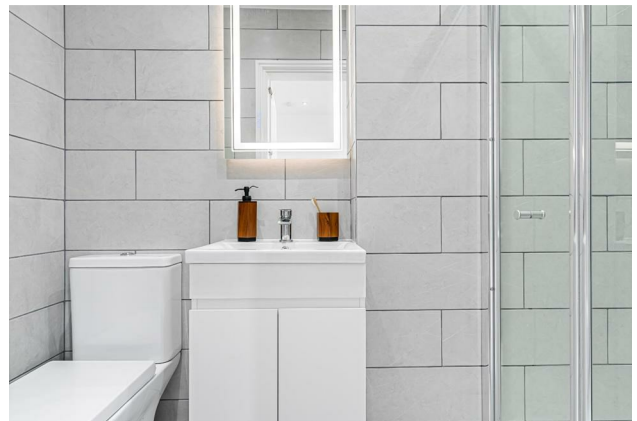
## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

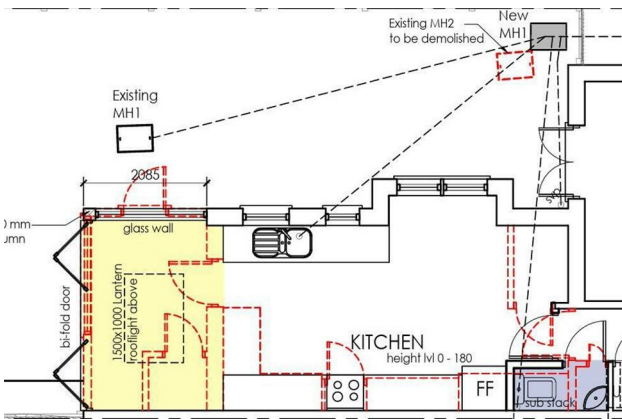
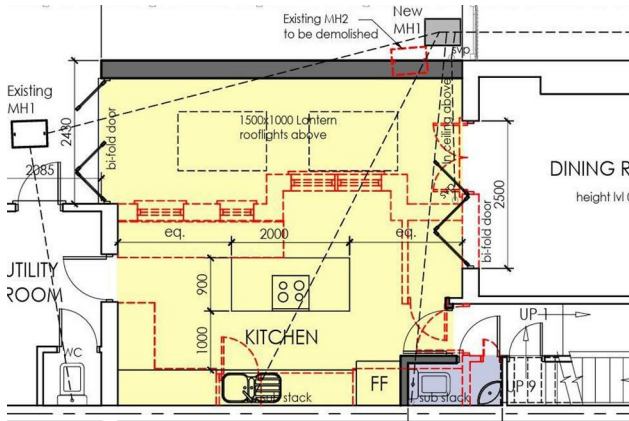
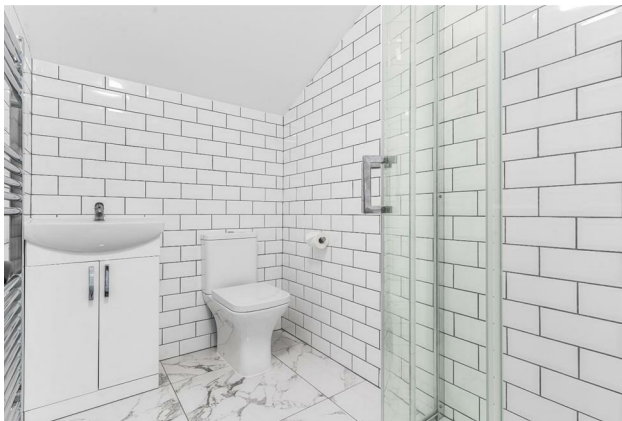




# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Approximate Gross Internal Area 1755 sq ft - 163 sq m

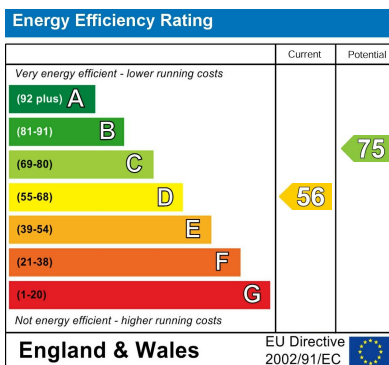
Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 793 sq ft – 74 sq m

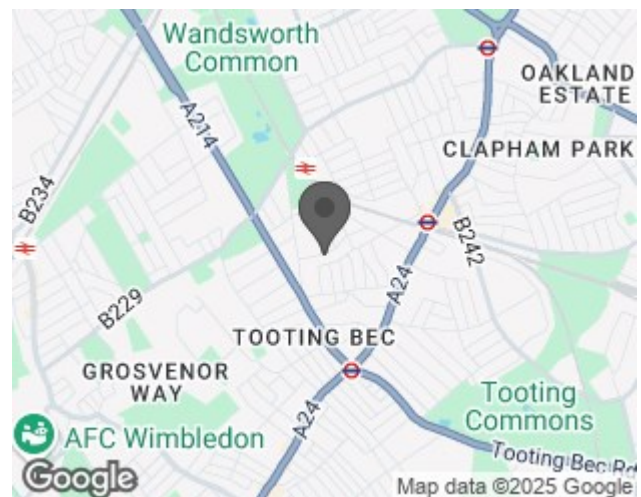
Second Floor Area 204 sq ft – 19 sq m



## EPC



## Map



## Details

Type: House Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

Guide price £1,400,000 to £1,500,000. See our video tour presented by Channel 4's Stuart and Scarlett Douglas. A rare opportunity to purchase over 1730 sq ft of Edwardian family home in the heart of the Nightingale Triangle, with CONSENT FOR A REAR AND SIDE EXTENSION (Wandsworth Case Refs: 2023/2782 & 2023/2765) and an UNCONVERTED LOFT offering further scope as well as a cellar. Located moments from Wandsworth Common and Balham's excellent schools, transport links and amenities, this home combines elegant original features with untapped development potential in one of South West London's most desirable locations.

## Features

• FREEHOLD • Consent for 2 x REAR EXTENSIONS - (see images of consented extensions) • Unconverted loft • Chain free • In proximity of highly acclaimed schools and local recreation • Over 1730 sq ft of space • Cellar • 4 DOUBLE BEDROOMS • 3 washrooms (one is a hidden en-suite to primary bedroom) • Guide price £1,400,000 to £1,500,000 - See our video tour presented by Channel 4's Stuart and Scarlett Douglas.

See our video tour presented by Channel 4's Stuart and Scarlett Douglas.

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

10 great things about this house at a glance:

1. Approved Consent for a 6m rear extension & side infill – Wandsworth Ref: 2023/2782 & 2023/2765
2. Potential to Add Over 300 sq ft of internal living space plus significant value uplift
3. Unconverted loft ideal for master suite, home office or other use (subject to consents)
4. Located in the Nightingale Triangle – one of SW12's most desirable residential pockets
5. In proximity to Wandsworth Common & Balham – cafés, parks, boutiques and schools on your doorstep
6. Excellent school catchment – incl. Holy Ghost (Outstanding), Chestnut Grove Academy (Good)
7. Balham Station (Zone 3) – Underground (Northern Line) & National Rail in proximity of house
8. Green spaces – In proximity to Wandsworth Common's open fields, tennis courts and cafés
9. Character-filled home with Edwardian features, two reception rooms and a private garden
10. Chain free and ready for renovation immediately or in future to create your forever home

## Full Property Description

Situated on the highly sought-after Sarsfeld Road, this attractive Edwardian end of terrace house offers four double bedrooms, two reception rooms, a kitchen diner and a private garden, all within the coveted Nightingale Triangle.

The property already benefits from approved consents to dramatically increase the internal footprint:

- Wandsworth Council Case Ref 2023/2782 – Approval for a 6-metre rear extension with a height of 3.3m (eaves at 2.95m). This would create a generous open-plan kitchen, dining, and family space ideal for modern family living
- Wandsworth Council Case Ref 2023/2765 – Additional consent for an extension and alterations, enhancing the usability and flow of the layout including doors onto the garden

In total, the extensions would offer over 300 sq ft of new living space, significantly increasing both the practicality and value of the property. Additionally, the unconverted loft presents an excellent opportunity to create a large fifth bedroom with en-suite or various other rooms / spaces subject to

consent required.

Internally, the home retains original period features, high ceilings and bay windows. The two reception rooms offer flexible family living, while the rear garden provides a peaceful retreat with plenty of space for entertaining.

### Location & Lifestyle

Sarsfeld Road is a quiet, tree-lined street minutes from Wandsworth Common and Balham's vibrant high street. Local green spaces include:

- Wandsworth Common – vast open parkland, sports facilities, The Skylark café, and duck ponds
- Tooting Bec Common – with lido and woodland walks

### Transport

Perfect for commuters, the home is walking distance from:

- Balham Station (Zone 3)
- Northern Line (to Bank in 23 mins, London Bridge in 20 mins)
- National Rail (to Clapham Junction in 5 mins, Victoria in 12 mins, Waterloo in 17 mins)
- Wandsworth Common Station – ideal for overground access to central and southwest London

### Shops & Amenities

Enjoy access to:

- Bellevue Road – with top eateries including Chez Bruce, and boutique shops
- Balham High Road – home to Waitrose, Sainsbury's, Planet Organic, Boots, GAIL's Bakery, and independent cafés like Milk and Brother Marcus

### Top-Rated Schools Nearby

- Holy Ghost RC Primary School – Outstanding (Ofsted)
- Chestnut Grove Academy – Good (Ofsted)
- Also near Henry Cavendish Primary, Broomwood Hall, and Northcote Lodge

### Verified Material Information:

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.