



**HOSACK ROAD, LONDON, SW17**  
£925,000

**Carter Jonas**

# HOSACK ROAD, LONDON, SW17

A fabulous c. 1,400 sqft, three-double bedroom maisonette, situated in the heart of Balham's Boundary Triangle, close to transport links of Tooting Bec and Balham.

The bright sitting room spans the full width of the first floor and features a large bay window and high ceilings. To the rear of the property, a bright, dual-aspect kitchen dining room, with plenty of room for a dining table and has direct access to the garden via a balcony and stairs. The private, sunny, westerly aspect garden offers a welcome seating and dining area. Also located on the first floor, two double bedrooms, both with built-in wardrobes and serviced by a family bathroom. The top floor offers the principal bedroom suite, complete with fitted wardrobes and a stylish en-suite shower room.

Hosack Road is a quiet, leafy residential street close to Balham, Wandsworth Common and Tooting Bec. All three stations are within half a mile offering Northern Line and Overground connections into Victoria and Clapham Junction and The City. The green open spaces of Wandsworth Common, with its cafes and independent shops, are within easy reach.

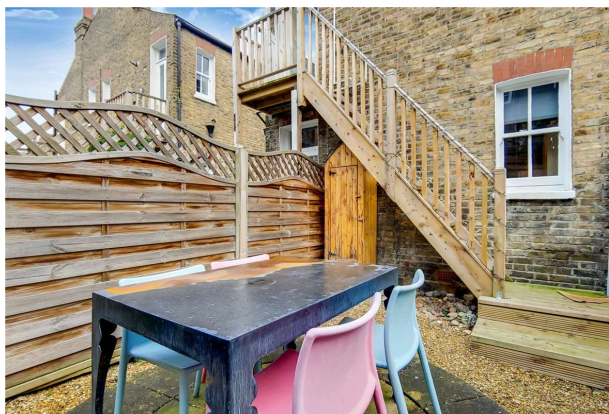
## AMENITIES

- Purpose Built Maisonette
- Set over the 1st and Top Floors
- Three Double Bedrooms
- Family Bathroom
- En Suite Shower Room
- Kitchen Dining/Room
- Large Bay Windowed Sitting Room
- Private Rear Garden
- Own Front Door
- Long Lease - 169 Years Remaining

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D



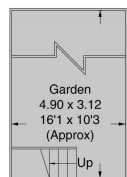
Classification L2 - Business Data



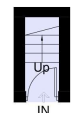
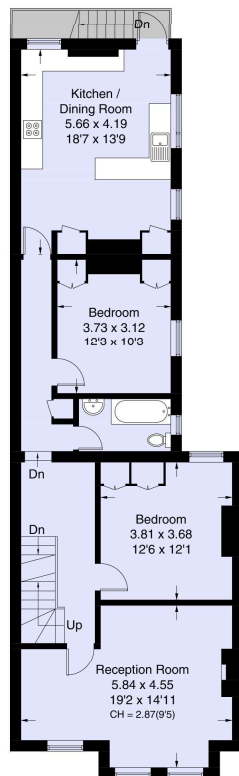


## Hosack Road, SW17

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft  
(Excluding Areas With Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 15.7 sq m / 169 sq ft  
Total = 145.2 sq m / 1563 sq ft



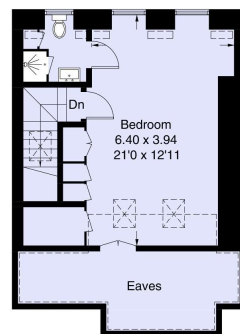
Ground Floor



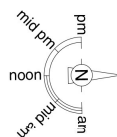
Ground Floor  
2.1 sq m / 23 sq ft

First Floor  
94.8 sq m / 1020 sq ft

= Reduced headroom below 1.5m / 5'0

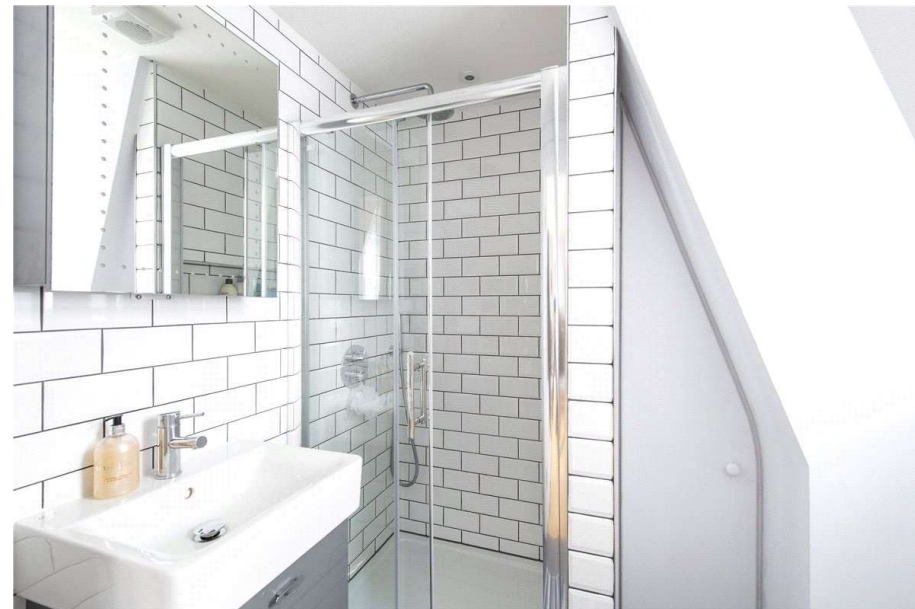


Second Floor  
48.3 sq m / 520 sq ft  
(Including Reduced Headroom / Eaves)



This marketing 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.

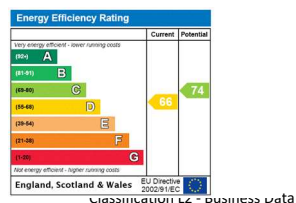
# Carter Jonas



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