



HOSACK ROAD, LONDON, SW17

Carter Jonas

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A fabulous two/three-bedroom ground floor maisonette with open plan kitchen/living space and a private garden, located in Balham's Boundary Triangle.

With its own front door, this bright ground floor maisonette is currently presented as a three-bedroom apartment. At the front of the property, and currently used as a third bedroom, the elegant sitting room has substantial proportions, and is complete with a large square bay window and original fireplace. The principal bedroom benefits from fantastic volumes and has a lovely original Edwardian fireplace. A further double bedroom can be found further along the corridor, alongside the contemporary shower room. To the rear of the property, an open plan kitchen/living space opens onto the rear garden. The kitchen area is well-designed, with plenty of work surfaces and storage. The property is on one level and there is a secure right of access to the front of the property at the rear.

The bright open plan kitchen/diner/living space gives directly onto the private garden and is fitted with a stylish contemporary kitchen. There is plenty of space for a dining table and the room is perfect for everyday living as well as entertaining, opening out to a paved garden, perfect for alfresco living.

Hosack Road is located in the sought-after Balham Boundaries Area. The amenities of Balham High Road and Bellevue Road are within easy striking distance. Transport is great via Balham (Overland to Victoria or Underground via Northern Line) or Tooting Bec (Northern Line).



AMENITIES

- Two/three bedroom
- Open plan kitchen/diner/living room
- Reception room
- Garden
- Ground floor maisonette
- Balham location
- Close to Northern Line
- Close to Wandsworth Common/Tooting Bec Common

TENURE Leasehold

LOCAL AUTHORITY

EPC BAND D

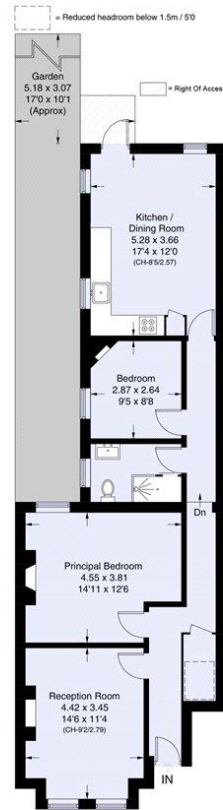






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Approximate Floor Area = 80.2 sq m / 863 sq
Including Limited Use Area & Reduced Headroom (1.4 sq m / 15 sq ft)



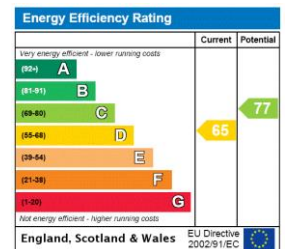
Ground Floor

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.

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Classification L2 - Business Data