



Hearnville Road
London SW12



RYMER IRENS

Hearnville Road

London SW12

An immensely stylish, beautifully presented & spacious three double bedroom flat (one of which is en suite), extending to 1,105 sq ft and arranged over the upper two floors of this handsome Victorian house. The flat has a large 17ft reception room with an impressive galleried kitchen/dining room above and to the rear is a completely secluded roof terrace.

Hearnville Road forms part of the area known locally as The Nightingale Triangle and runs between Ravenslea Road and Chestnut Grove, ideally situated close to both Wandsworth Common and Balham High Road, with their many shops, boutiques and restaurants. The mainline station at Wandsworth Common (providing direct access into London Victoria, via Clapham Junction) is close by and both Balham Underground (Northern Line) and mainline stations are a very short walk away. The area is also renowned for its many nurseries and schools.

17ft reception room | Galleried kitchen/dining room |
Three double bedrooms (one en suite) | Bathroom |
Roof terrace | 1,105 sq ft (102.6 sq m)

- Entrance lobby with inner front door leading to first floor landing
- Impressive double height 17ft reception room with ornamental cast iron fireplace, bespoke display shelves and multiple lighting circuits
- 17ft galleried kitchen/dining room with plenty of fitted cupboards & wooden work surfaces, ample space for a large dining table and balustrade looking down onto the reception room. Delonghi stainless steel oven (with five gas burners), space for large fridge/freezer and built-in appliances including: Hotpoint dishwasher and Indesit washing machine. Large hi-level cupboard providing additional storage, also housing Viessmann gas fired combination boiler
- Three excellent sized double bedrooms, all with fitted wardrobes and one with a well-appointed en suite shower room (with walk-in shower)
- Additional bathroom with shower over bath



- There is under floor heating to both the en suite shower room and bathroom
- Completely secluded & decked roof terrace, providing ample space for table & chairs, with large bi-fold doors & picture window
- Agents' note – whilst owning a Share of the Freehold, the underlying lease is 125 years from 25th March 2005
- CPZ (H2) – Monday to Friday, 10.30am to 11.30am
- NO CHAIN

Tenure Share of Freehold

Local Authority Wandsworth Borough Council

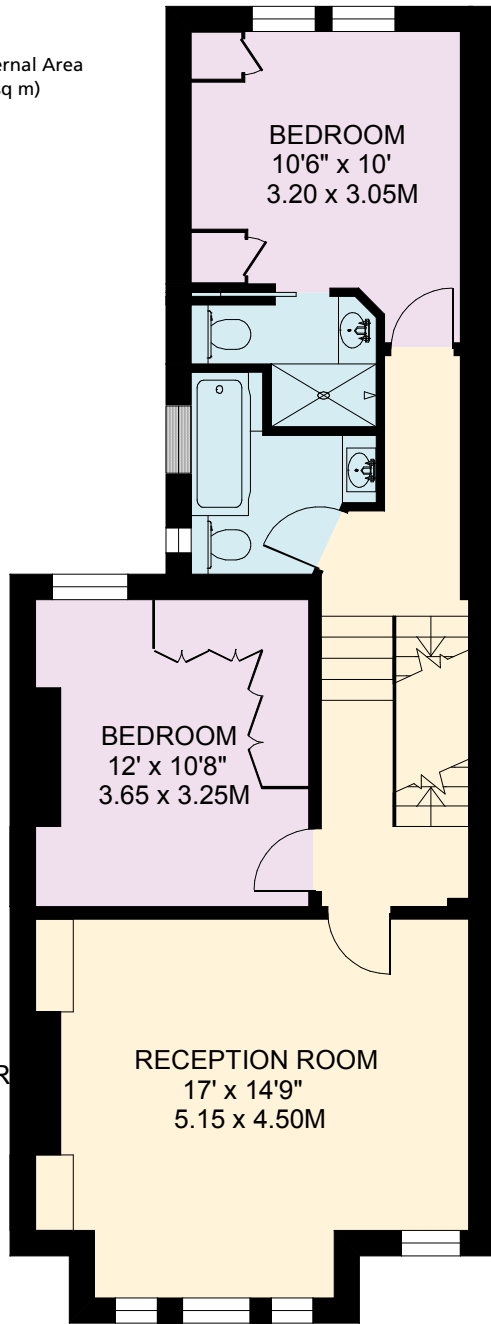
Price on Application



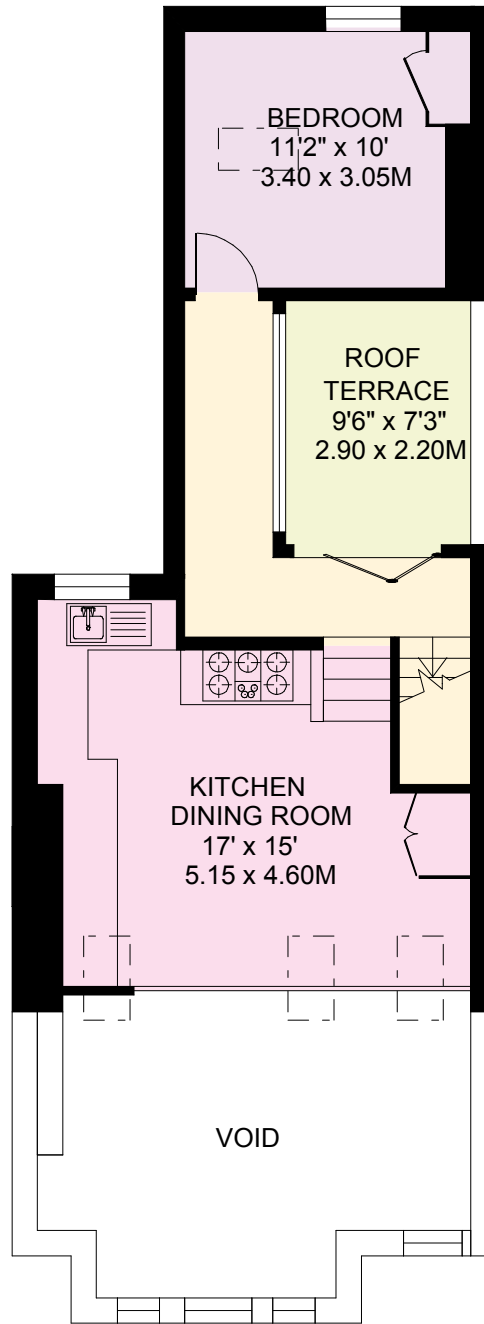
Approximate Gross Internal Area
1,105 sq ft (102.6 sq m)



GROUND FLOOR
27 SQ.FT.



FIRST FLOOR 672 SQ.FT.



SECOND FLOOR 406 SQ.FT.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Brochure prepared on 09/11/17 by Cactus 01202 484666.

Photographs by Roger Cannon Photography 020 8761 8826.

Floorplans by Floorplanners 01372 726826.