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## 8 Calbourne Road Balham, London SW12 8LP

By Order of London Borough of Wandsworth



A four bedroom mid terrace house in need of modernisation, well located close to the shopping facilities of Balham High Road. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction with Chestnut Grove
- Extensive shopping facilities and restaurants can be found nearby along Balham High Road
- The recreational amenities of Wandsworth Common and Clapham Common are easily accessible

🚆 Clapham South (Northern Line)

🚶 Balham, Wandsworth Common

### Description

- A mid terrace house
- The property is in need of modernisation therefore presenting the purchaser with the ideal opportunity to carry out works to their own specification
- 30ft rear garden

### Accommodation

- Basement – Storage
- Lower Ground Floor – Reception Room, Kitchen
- Ground Floor – Entrance Hall, Reception Room
- Mezzanine – Bedroom, Separate WC
- First Floor – Bedroom, Bathroom
- Second Floor – Two Bedrooms

### Note

A buyer's fee of 2.75% is payable to the seller.

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)