



**PETRAS
PROPERTY**



29 Old Devonshire Road, London, SW12 9RD

£1,600,000

A beautiful and much loved five bedroom family home situated on this sought after residential street running between Balham Hill and Cavendish Road.

This spacious home boasts a fabulous modern open plan kitchen with separate reception room to the front of the property. Leading off the kitchen is a fantastic utility room with separate cloakroom and back door. To the rear of the house is a magnificent dining room with French doors leading out to the superb South facing garden. The ground floor also leads to the cellar.

The first floor consists of a master bedroom, two additional double bedrooms, a smaller bedroom and a family bathroom. On the top floor there is a wonderful double bedroom and en suite bathroom and juliet balcony.

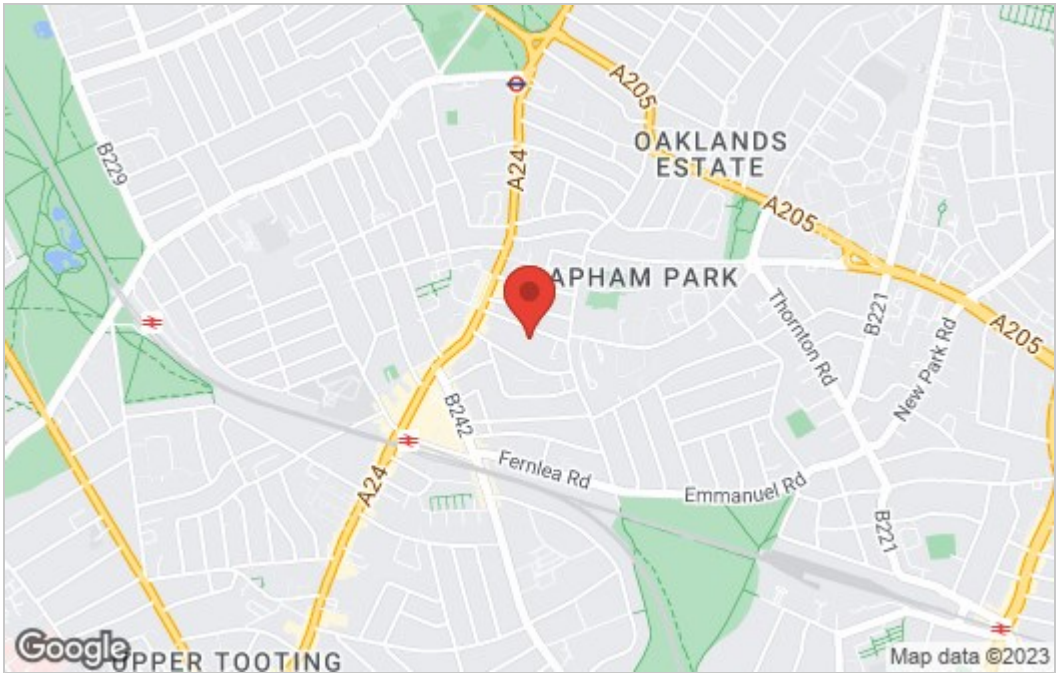
Outside, there is a large patio area immediately off the dining room which leads onto the magnificent 99ft garden. The property also benefits from off-street parking.

Old Cavendish Road is located within easy walking distance to Balham with its many restaurants, bars and local amenities. Balham Mainline and Underground Station (Zone 3) provide direct links to the City and the West End. There are also some excellent local primary schools close by.

The house is freehold and chain free.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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