



**SEYMOURGREEN**  
AT THE HEART ♥ OF YOUR MOVE

## Balvernie Grove, Southfields, London, SW18

- ♥ Five Bedroom Family Home
- ♥ Two Bathrooms
- ♥ Double Reception Room
- ♥ 30 ft. Rear Garden
- ♥ Stunning Kitchen Diner
- ♥ Catchment for Sheringdale Primary School

A stunning family home perfectly located for Sheringdale Primary School and Southfields Tube Station. This superb semi detached family home is ideally located with Southfields Village and Southfields Tube Station within easy walking distance whilst the sought after Sheringdale Primary School is just at the end of the road. Presented in excellent order throughout this character property comprises double reception room with cornicing, fireplace and wood flooring, stunning kitchen diner with bi fold doors leading to the rear garden, five double bedrooms, two bathrooms and guest cloakroom. The property also benefits from useful side access and is available unfurnished.

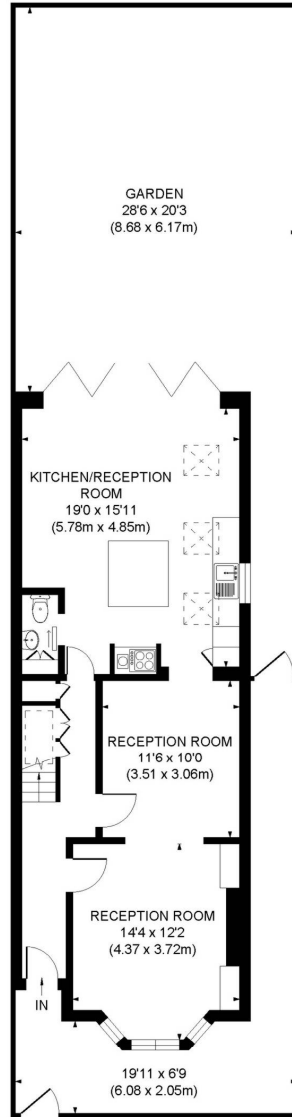
# To Let: £4,500 per month



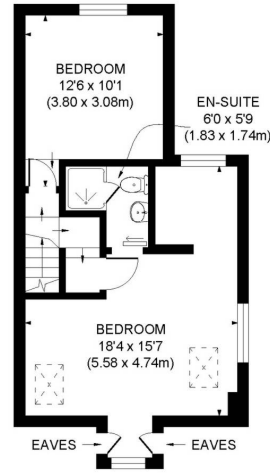
Seymour Green, 483 Merton Road, London SW18 5LE  
T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk



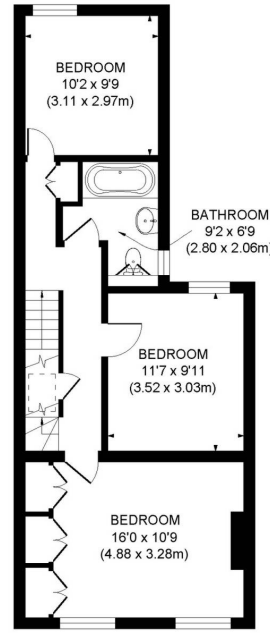
**SEYMOURGREEN**  
AT THE HEART  OF YOUR MOVE



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



**APPROX. GROSS INTERNAL FLOOR AREA 1692 SQ. FT / 157.23 SQ. M**

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118





SEYMOURGREEN  
AT THE HEART ♥ OF YOUR MOVE

# Balvernie Grove, Southfields, London, SW18

## To Let: £4,500 per month



Seymour Green, 483 Merton Road, London SW18 5LE  
T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk



SEYMOURGREEN  
AT THE HEART OF YOUR MOVE

# Balvernie Grove, Southfields, London, SW18 To Let: £4,500 per month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Seymour Green, 483 Merton Road, London SW18 5LE  
T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk