



# A wonderful flat with balcony and separate terrace

**Balham Grove, London, SW12 8AZ**

Share of Freehold



Two Bedrooms • Two  
Bathrooms • Open plan  
kitchen • Reception  
Room • Balcony

#### Local information

Balham Grove is located within the 'Nightingale Triangle' a predominately residential area to the south of Nightingale Lane. Balham station provides the nearest underground and overground transport links with Northern Line services into the City and West End, and mainline services into Victoria and Waterloo via Clapham Junction.

#### About this property

This spacious duplex apartment offers two good sized double bedrooms, the master with en suite and balcony and separate family bathroom. The living space flows beautifully from the kitchen with plentiful storage and worktop space to the sitting room and dining space. All lead onto a second and much larger balcony, ideal for outdoor entertaining. This top floor home is flooded with light and its spacious at nearly 900 sq ft.

#### Tenure

Share of Freehold

#### Local Authority

Wandsworth

EPC rating = C

**Balham Grove, London, SW12 8AZ**  
**Gross internal area (approx)** 893 Sq.Ft.



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**Marie Greenwood**

Savills Clapham

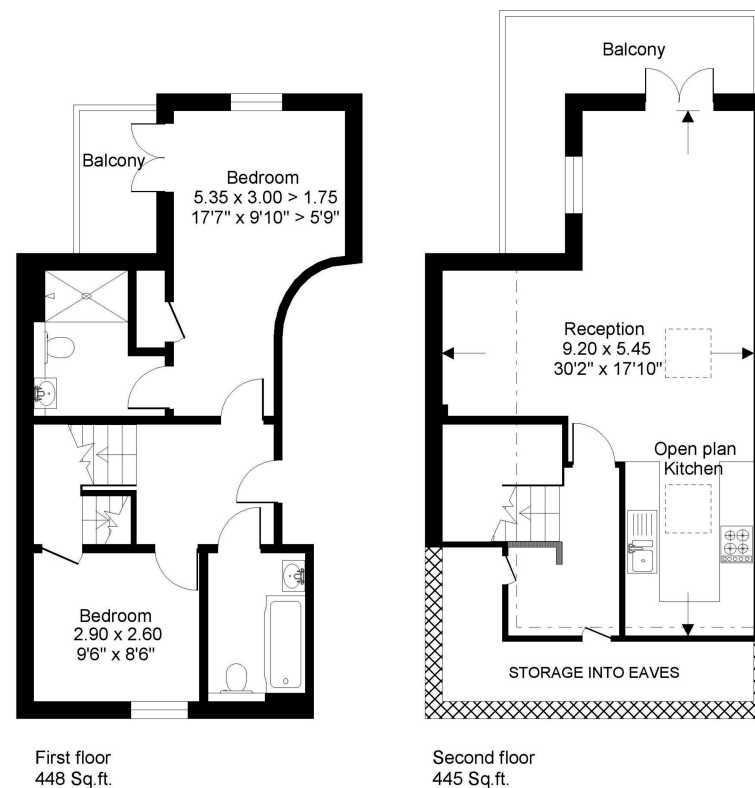
**020 8673 4111**

clapham@savills.com

### Balham Grove, SW12

Gross internal area (approx.):  
83 sq.m. (893 sq.ft.)

Plus eaves storage 7.4 sq.m. (80 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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