



A spacious two bedroom flat with a private terrace

Balham Hill, London, SW12

Leasehold (119 years remaining)



Two bedrooms • Two
bathrooms • Terrace

Local information

Balham Hill is ideally placed to benefit from the amenities of Balham and Clapham. The green open spaces of The Common are near by. Clapham South and Clapham Common underground stations provide excellent transport links (Northern line) in to the city. There is a good selection of state and private schools in the area.

About this property

This exceptional apartment on Balham Hill offers a bright living space, along with a private terrace in a quiet setting. Situated on the third floor and covering over 700 sq.ft. the hallway offers a generous entrance with built in storage and utility space. Off the hallway, to the left, is the spacious kitchen/breakfast room with built in appliances. The living area to the rear has plenty of natural light from the floor length windows and there is direct access to the terrace via the sliding doors. The terrace is spacious and overlooks the smart communal gardens. There are two double bedrooms, both giving access to the terrace. The master bedroom has an immaculate en suite.

Balham Hill, London, SW12
Gross internal area (approx) 743 Sq.Ft.

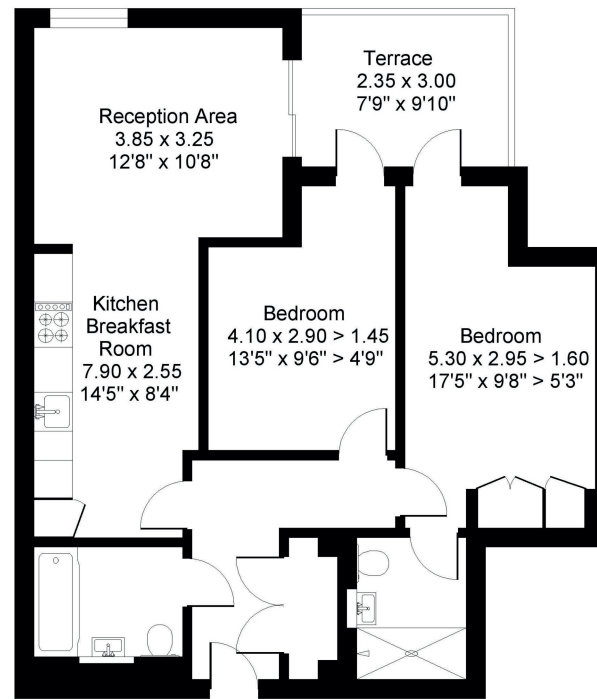


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Balham Hill, SW12

Gross internal area (approx.):
69.0 sq.m. (743 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Third floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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