



A beautifully spacious top floor apartment in central Balham

Balham High Road, London, SW12

£625,000 Leasehold



Two large double bedrooms • Spacious bathroom with bath and shower • Study area • Original features throughout • Top floor • Short walk to Balham station for Underground and Overground train services

Local Information

Location

About this property

This fantastic two bedroom apartment offers in excess of 1000 square feet and is completely set back from Balham High Road making it a peaceful yet conveniently located apartment.

Entering the flat is a spacious hallway, providing sufficient space for a study at one end.

Leading off the hallway to the front of the property is one of the double bedrooms and a spacious reception, with striking ceiling height and beautiful original features including wooden floors, sash windows and original fireplace.

To the rear is another well sized double bedroom, kitchen and bathroom with separate bath and shower.

There is a fantastic storage cupboard located above the ceiling of the bathroom.

With Balham Tube just 0.1 miles away and Tooting Bec Common less than a mile away, this flat is excellently located and makes a perfect home or pied de terre.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.



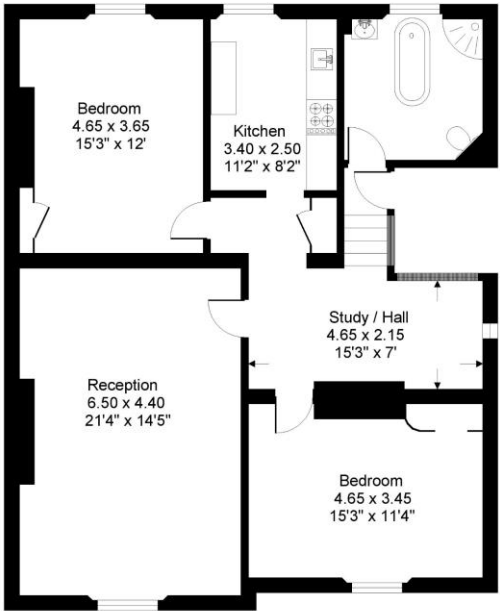


Balham High Road, London, SW12
Gross Internal Area 1074 sq ft, 99.8 m²

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Balham High Road, SW12
Gross internal area (approx.):
99.8 sq.m. (1074 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Second floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(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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