

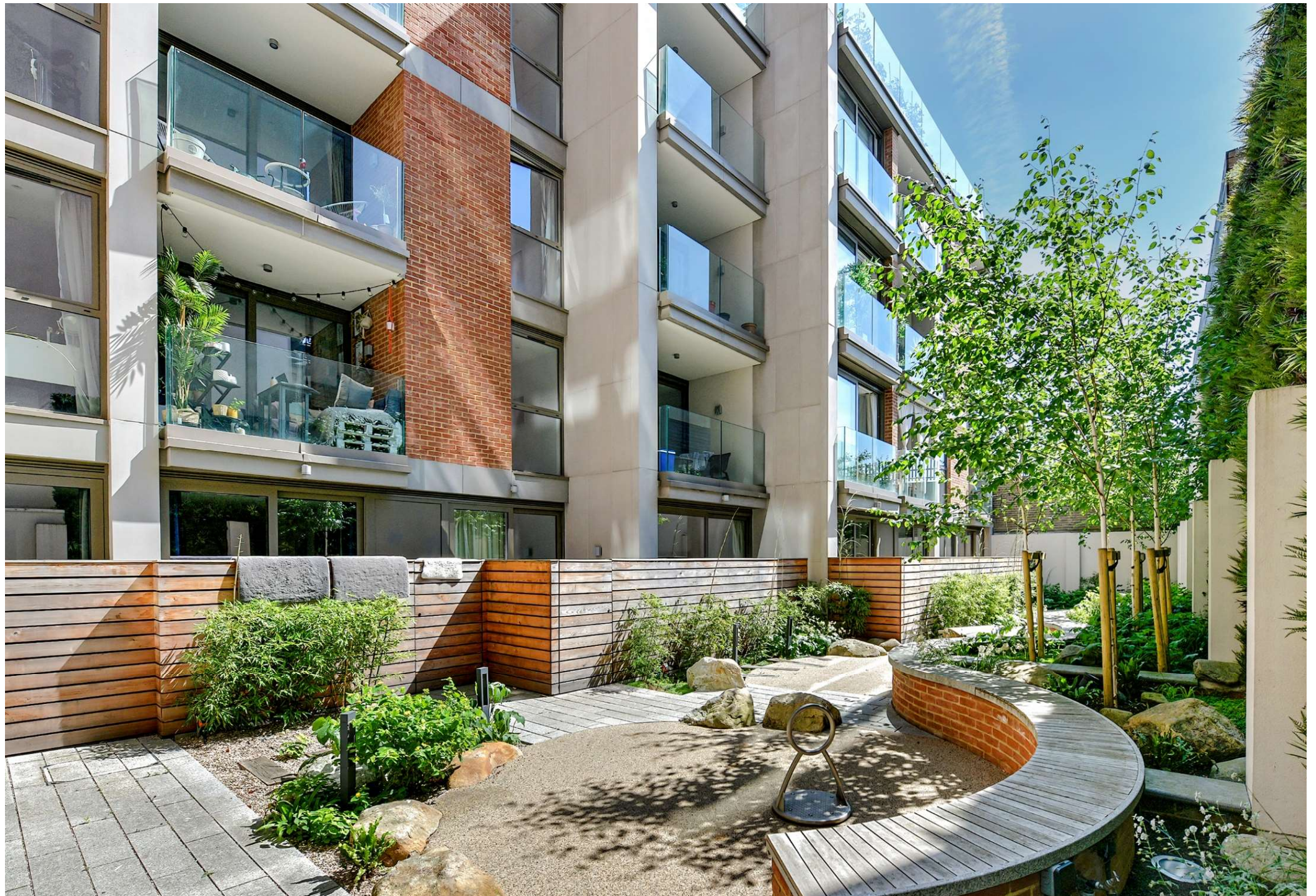


A beautifully presented apartment with private balcony,
in the heart of Balham.

Balham High Road, London, SW17

£649,950 Leasehold





- **Two large double bedrooms**
- **Private balcony with scenic views**
- **Separate Juliet balcony**
- **Large reception room which is flooded by natural light**
- **Ideally placed to benefit from the many local amenities in Balham**
- **Excellent transport links from Balham and Tooting Bec stations**

Local Information

Balham High Road is ideally placed to benefit from the many local shops and restaurants on Bellevue Road and Balham High Road.

Access north of the river can be achieved from a number of stations including the mainline stations at Wandsworth Common and Balham, and the underground stations at Balham and Tooting Bec.

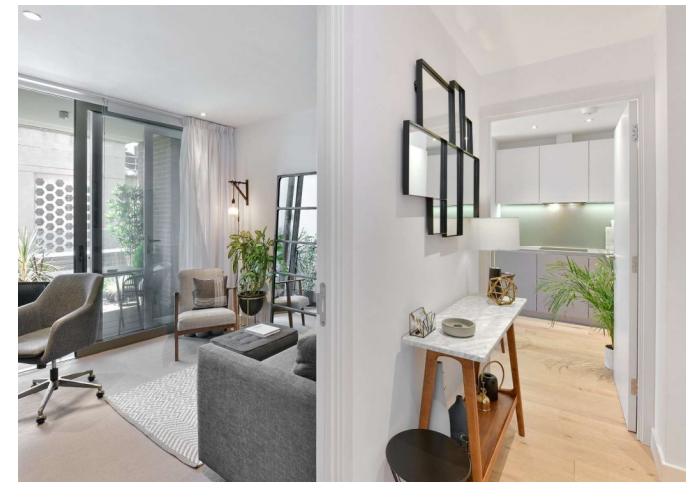
The wide open spaces of Wandsworth Common and Tooting Common are also nearby; together with a selection of schools located close by, with a good reputation locally.

Tenure: Leasehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = B

Viewing: Strictly by arrangement with Savills.



About this property

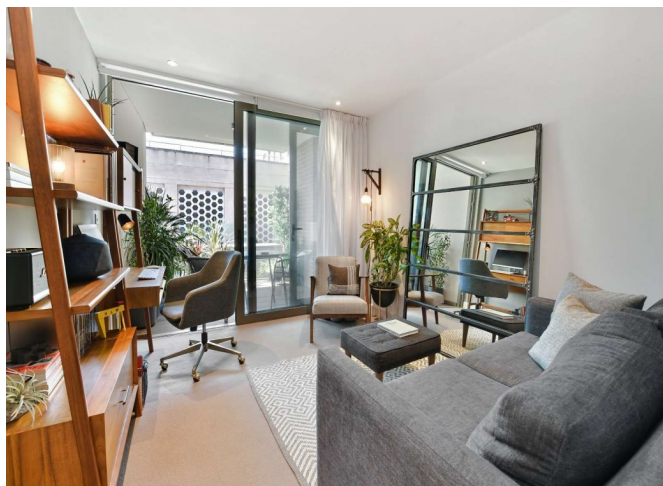
An immaculate and beautifully presented two bedroom apartment situated on the second floor. It is set back from Balham High Road making it a peaceful yet conveniently located apartment.

Entering the flat is a spacious hallway with a useful utility cupboard on the right, the hallway leads into the bright reception room with ample entertaining space. The space is further extended into a Juliet balcony and a private balcony which overlook the sunny communal gardens and have far reaching scenic views. To the front of the room is the modern kitchen with modern integrated appliances.

Off the hallway is the large principal bedroom with an en suite shower room and a distinct dressing area. The

hallway also provides access into the second double bedroom with sliding doors which open out on to the balcony. There is also a modern family bathroom off the hallway.

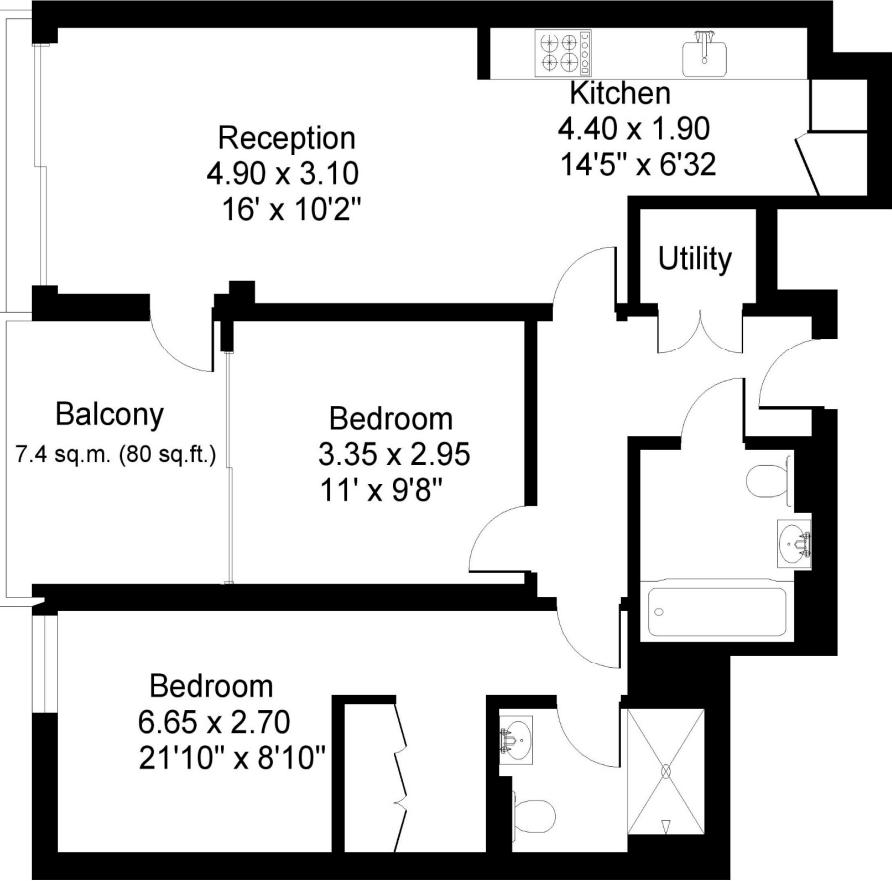
With Balham Tube just 0.1 miles away and Tooting Bec Common less than a mile away, this flat is excellently located and makes a perfect home or pied-à-terre.



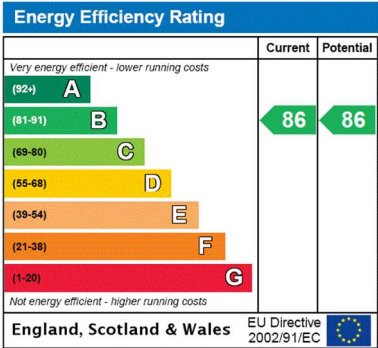


Balham High Road, SW12

Gross internal area (approx.):
70.6 sq.m. (760 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Second floor



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