



One bedroom flat with terrace in Clapham South

Balham Hill, London, SW12

£475,000 Leasehold (125 years remaining)



Reception/dining room • Open plan kitchen • One double bedroom • Bathroom • Private balcony

Local Information

Balham Hill is ideally placed to benefit from the many shops and restaurants on both Abbeville Road and in Balham. There are many schools of good repute locally. It is located a short walk from Clapham Common with its recreational facilities and vast green open spaces.

For transport links, Clapham South underground station provides excellent Northern Line services into both the City and West End. The area is also well connected by numerous bus routes.

About this property

An architect designed Victorian conversion which has been wonderfully transformed to offer four one bedroom flats to the market.

This first floor flat has an open plan living space with hardwood oak flooring throughout. The kitchen boasts a wonderful graphite matt grey slab kitchen with quartz worktops and modern built in appliances.

The double bedroom leads onto a private terrace. Each flat is decorated in Farrow and Ball paint colours throughout. The bathrooms have stylish black fittings and elegant tiling.

Each flat has new acoustic double glazing and is sold with a 10 year structural warranty and with no onward chain. Ideal as a first-time purchase, rental investment or pied a terre.

Please note these photos are CGI.

Tenure

Leasehold(125 years remaining)

Local Authority

Wandsworth

Energy Performance

EPC Rating = To be confirmed

Viewing

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



Balham Hill, London, SW12
Gross Internal Area 555 sq ft, 51.6 m²

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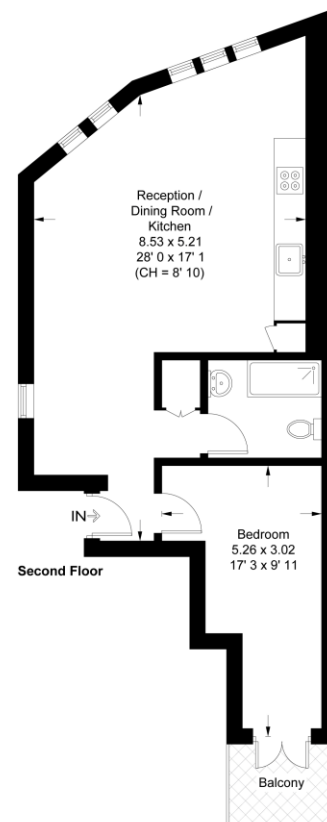


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Balham Hill

Approximate Gross Internal Area = 555 sq ft / 51.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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