



Balham Park Road
Balham, SW12

CHESTERTONS





Chestertons take pleasure introducing to the market a one bedroom ground floor flat with a private garden. To the front of the property is a spacious reception room with a feature fireplace, built in shelving and wooden floors. The generous double bedroom lies next door which also boasts a feature fireplace and benefits from access to the garden. Down the hallway to the rear of the property is a bathroom and an eat in kitchen with built in units and a patio door leading out to the generous garden. In the basement there is an extra room that could be used for storage or an excellent working from home space.

The property is located within walking distance from Balham Underground and Mainline stations and Wandsworth Common Mainline station. The abundance of vibrant and bustling, cafes, restaurants, shops and leisure facilities local to Balham, Wandsworth Common and Bellevue Road are also only a short stroll from this much sought after flat.

- A ground floor one bedroom apartment with private garden
- Spacious reception room with feature fireplace
- Eat in kitchen
- Double bedroom
- Extra room in the basement that could be used

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		69
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Share of Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: C

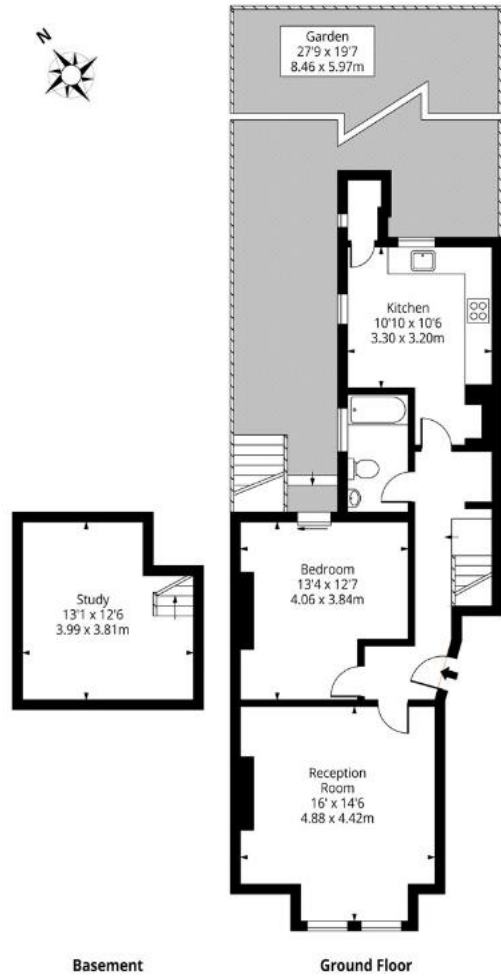
Chestertons Wandsworth Sales

11 Huguenot Place
 Wandsworth
 London
 SW18 2EN

wandsworth@chestertons.co.uk

0208 104 7530

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Basement Ground Floor

Approx Gross Internal Area **832 Sq Ft - 77.29 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 35799

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