

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



11, 123, Hollybank Bedford Hill, Balham, SW12 9HE

£459,000

Built in the 1970s this purpose built block of flats is situated on Bedford hill close to the centre of Balham. This property does require some refurbishment but nothing too extensive. It is in effect a blank canvass and with a little thought could make an absolutely lovely home.

There are two good sized bedrooms and a kitchen that is crying out to be made more open plan. A large garage for either a car or storage is a further benefit. Located within easy walking distance from both the 24 hour Northern line tube and the overland line it is well placed for transportation and the abundance of smart shops bars, restaurants and gastro pubs that Balham has to offer.

In my opinion this property would be perfect for first time purchasers or even a buy to let investor.

London borough of Wandsworth

Share of Freehold

Council tax band C £861 P/A

Service charge approx. £1700 P/A

Ground rent peppercorn.

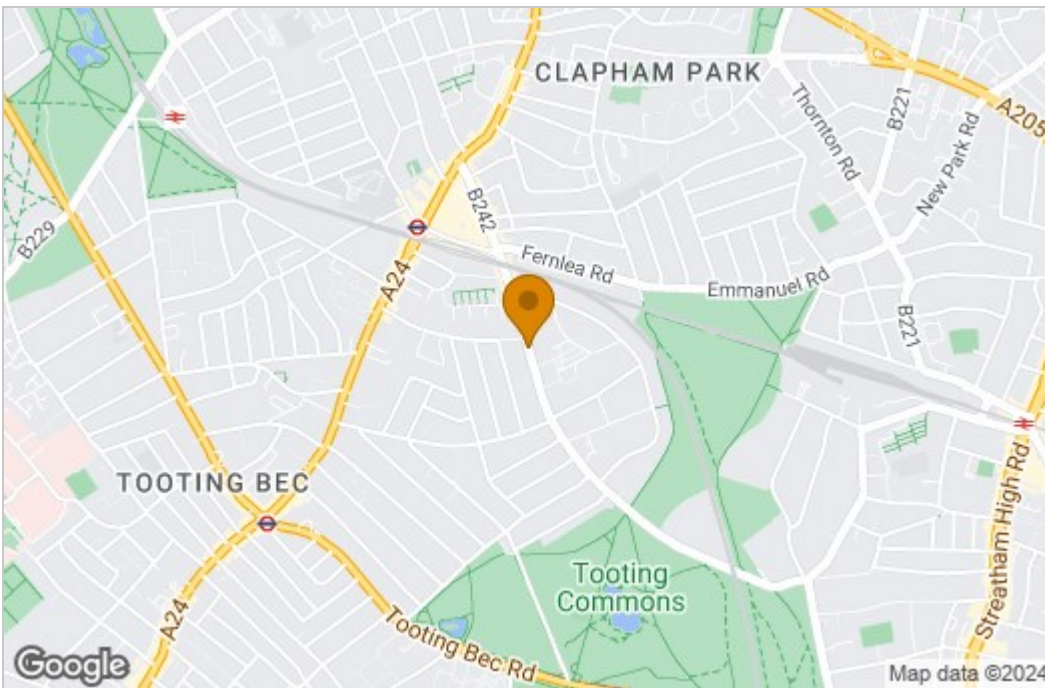
Floor Plan



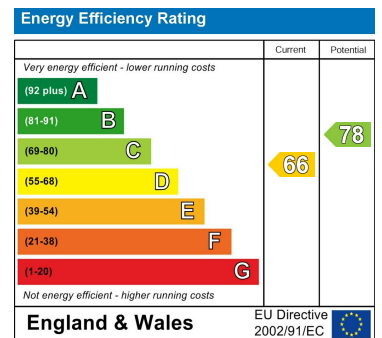
Total area: approx. 60.3 sq. metres (649.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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