



Carminia Road, London, SW17

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Sell MyHomeTM
.co.uk



- ONE BEDROOM APARTMENT
- FINISHED TO A HIGH STANDARD THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EXTENDED LEASE OF 176 YEARS
- GROUND FLOOR
- RESIDENT PERMIT PARKING
- CLOSE TO BALHAM STATION
- NO CHAIN

NO CHAIN

SellMyHome are proud to present to market this well-proportioned, ground-floor, one-bedroom apartment. Located in Central Balham on the Heaver Estate, Carminia Road is perfect for all.

Presented to a modern standard the property briefly comprises a spacious living room, a contemporary kitchen with built-in units including hob, oven, inset sink, dishwasher and microwave, double bedroom and three-piece family bathroom.

The property further benefits from a shared communal garden and permit parking is available directly outside the property.

This property is not to be missed!

Contact the SellMyHome team to book your viewing appointment and avoid missing out on your ideal property.

Tenure: Leasehold

Lease Term Remaining: 176 Years Remaining

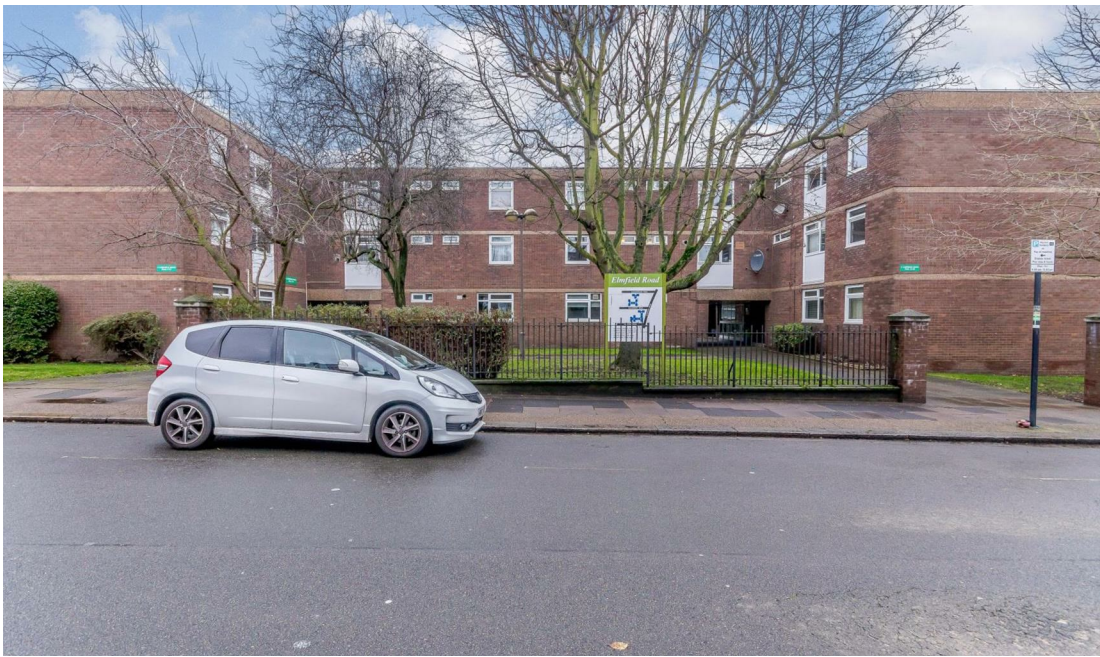
Service Charge: £1,200 per annum


Ground Rent: Peppercorn


All details are approximate and should be checked via your solicitors.

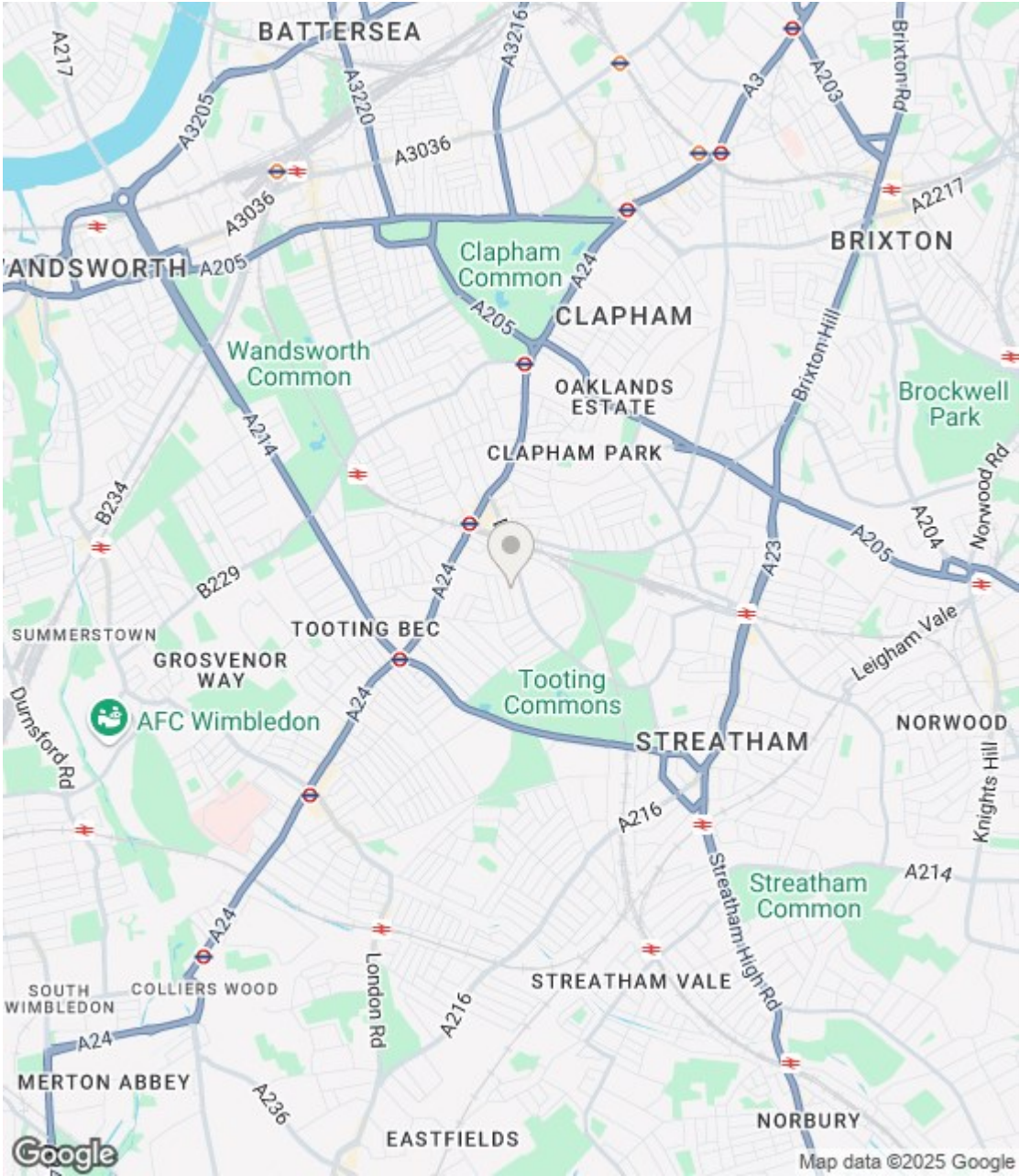
Offers Over: £350,000



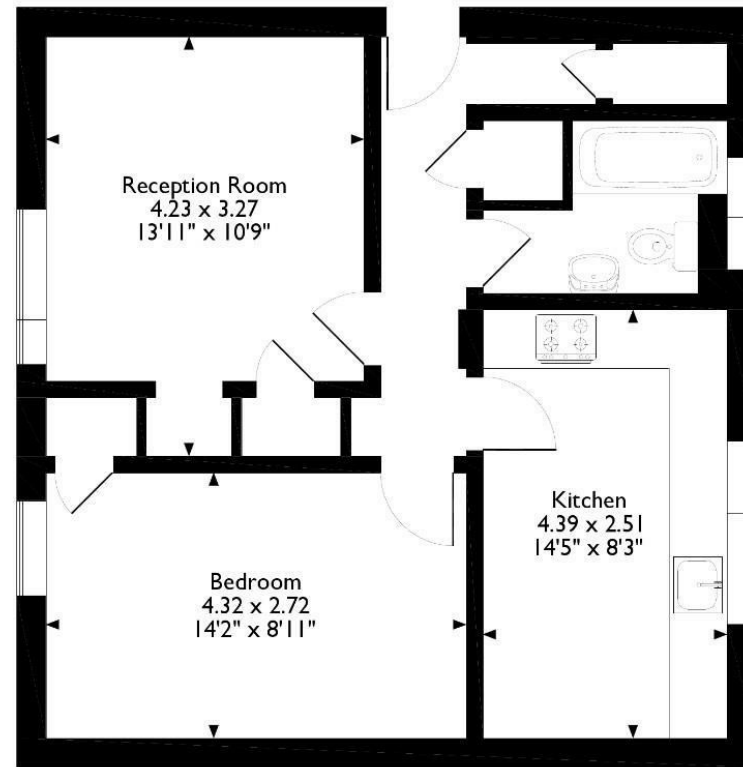


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	<div>52</div>	<div>76</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



2 Carminia Road, London
Approximate Gross Internal Area
542 SQ FT/50 SQ M



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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