



## 2 Carminia Road, London, SW17 8AW

\*\*\*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!

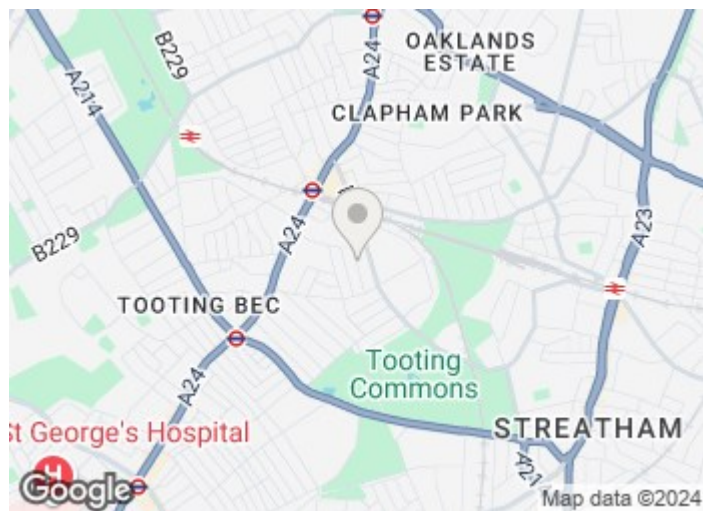
### Offers Over £350,000

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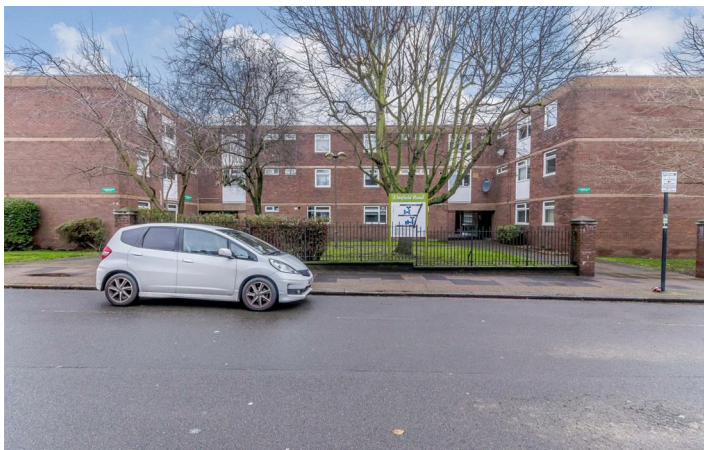


- ONE BEDROOM APARTMENT
- RESIDENT PERMIT PARKING
- EXTENDED LEASE OF 176 YEARS
- GROUND FLOOR
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NO CHAIN
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CLOSE TO BALHAM STATION



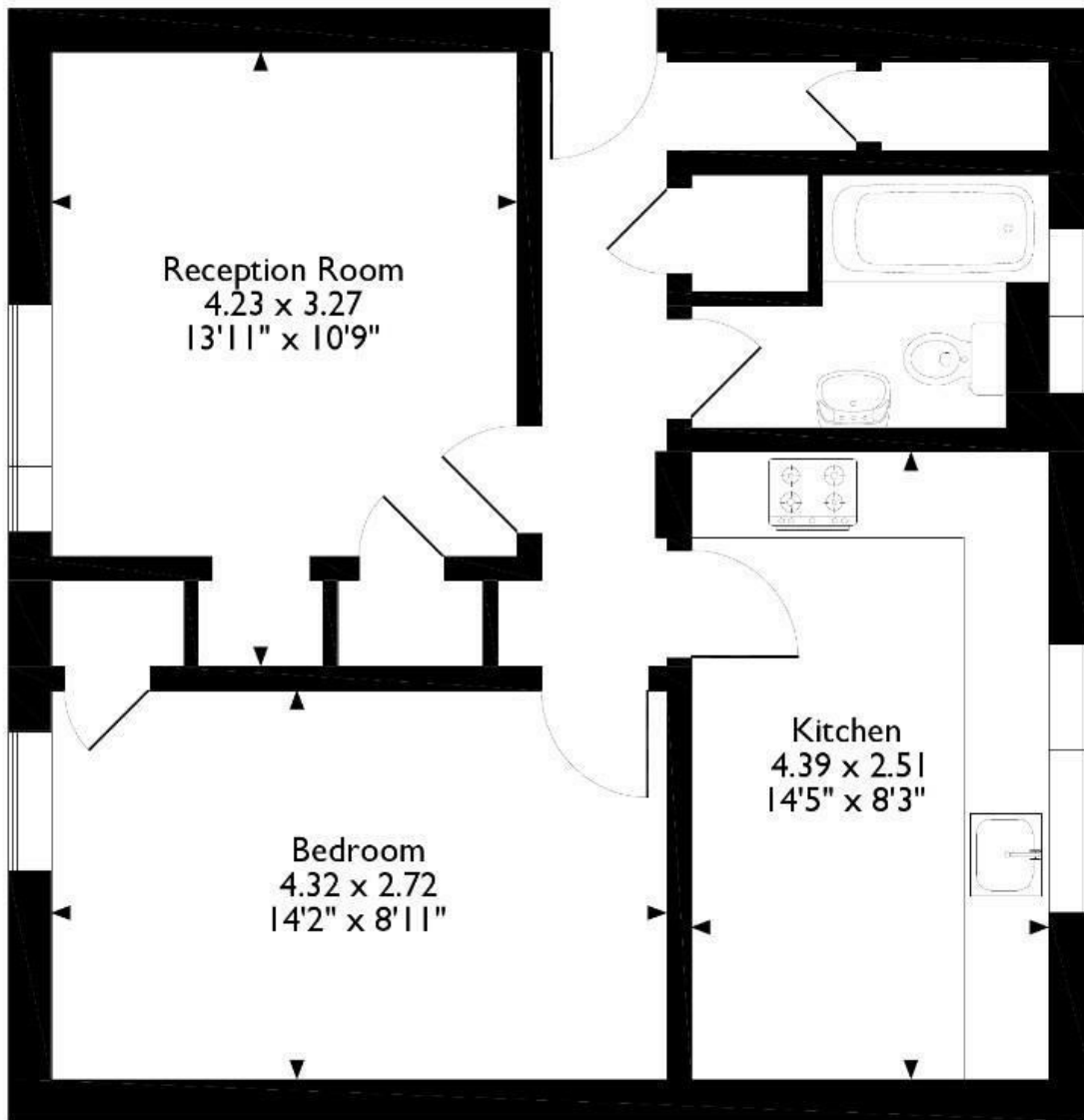
[Directions](#)





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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
		57	76
			52