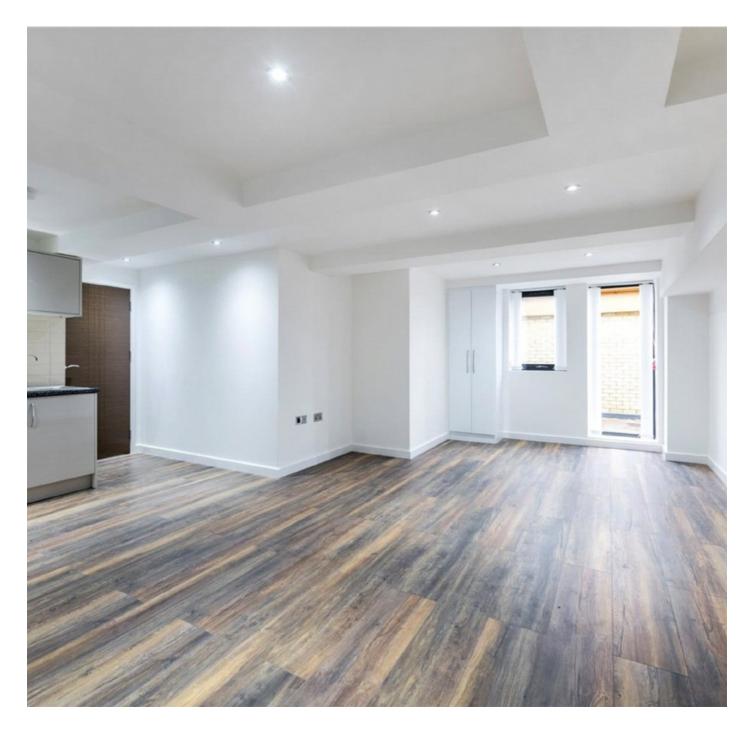
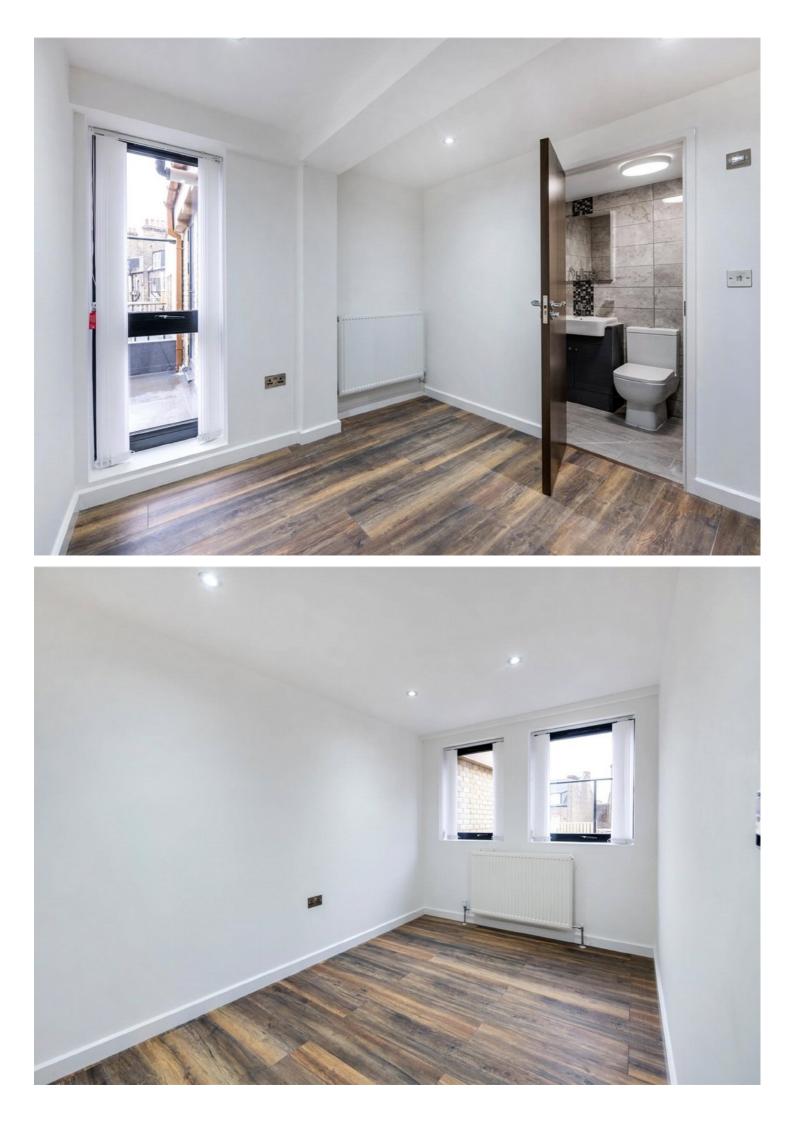
# MARSH



### Balham High Road, SW12 £576 per week (£2,500 pcm)









### **ABOUT THE PROPERTY**

The flat features an expansive open plan living-roomkitchen with a high quality kitchen fitted with white goods. There is an integrated microwave, fridge-freezer, washer-dryer and dishwasher.

#### The smaller of the two bedrooms has an ensuite bathroom with a dual shower-bath. The separate main bathroom also has a dual shower-bath.

The flat is decorated with white walls and high quality wood laminate flooring throughout.

Meters from Balham Tube Station the flat is enviably situated in the heart of Balham with excellent transport links and desirable local amenities within easy walking distance.

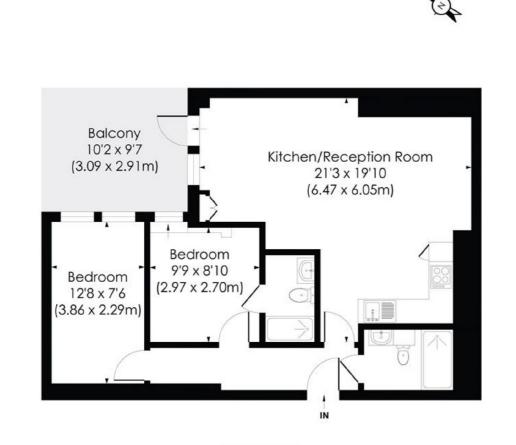
Please note that the property has no parking provisions and tenants are unable to apply for residential parking permits.



# MARSHOPARSONS

#### BALHAM HIGH ROAD, SW12

Approx. Gross Internal Floor Area 606 Sq. ft/56.33 Sq. m



FIRST FLOOR

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1 e this floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Marsh & Parsons Marsh & Parsons

45 Balham Hill, London, SW12 9DR 020 7228 9292

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.