



**Flat A, 40, Fernlea Road, Balham**

£450,000 Share of Freehold



**haboodle**



This one-bedroom apartment has been fully refurbished throughout with a modern interior while retaining its traditional character. This property is situated on a beautiful tree-lined street, 0.2 miles from Balham Underground & Overground Stations. It further benefits from access to a communal garden and a share of freehold.

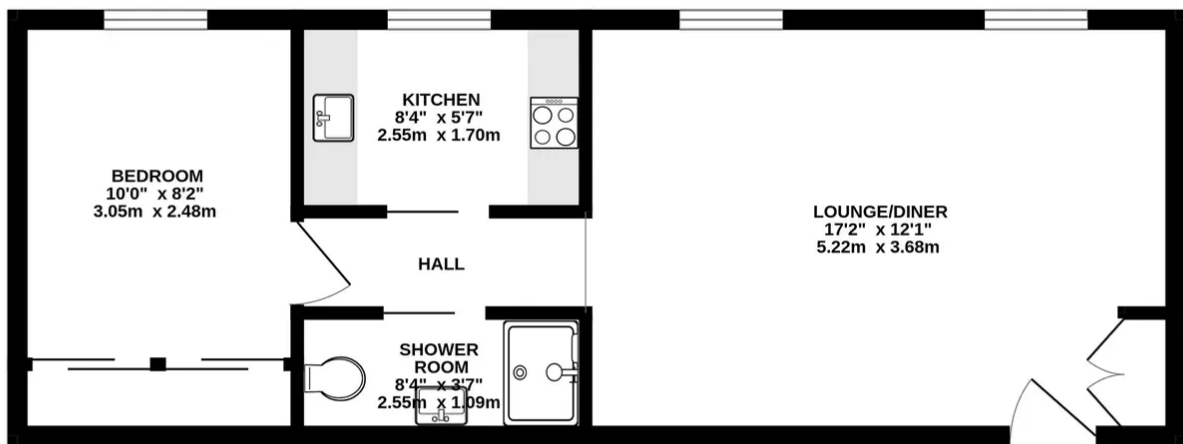
The character of the building continues as you step inside this beautifully maintained and stylishly finished apartment. Upon entering, you walk directly into your spacious open-plan lounge/dinner a hallway provides access to the kitchen, bedroom and shower room. The spacious living room benefits from large double-glazed sash windows with shutters flooded with natural light. Engineered oak wood flooring is complimented by a neutral colour scheme with vibrant accent colours. High-gloss kitchen finishes reflect the light, with integrated appliances including a built-in microwave, wine fridge, granite worktops and concealed lighting adding to the contemporary aesthetic.



- › One Bedroom Apartment
- › On Street Permit Parking
- › Built-In Storage
- › Modern Appliances
- › Share Of Freehold
- › Double Glazed Windows
- › Close To Local Amenities
- › Access To Shared Terrace
- › Secure Entry System
- › Excellent Transport Links  
(London Bridge In 23 Minutes,  
Bank In 25 And Oxford Circus In  
25)



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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