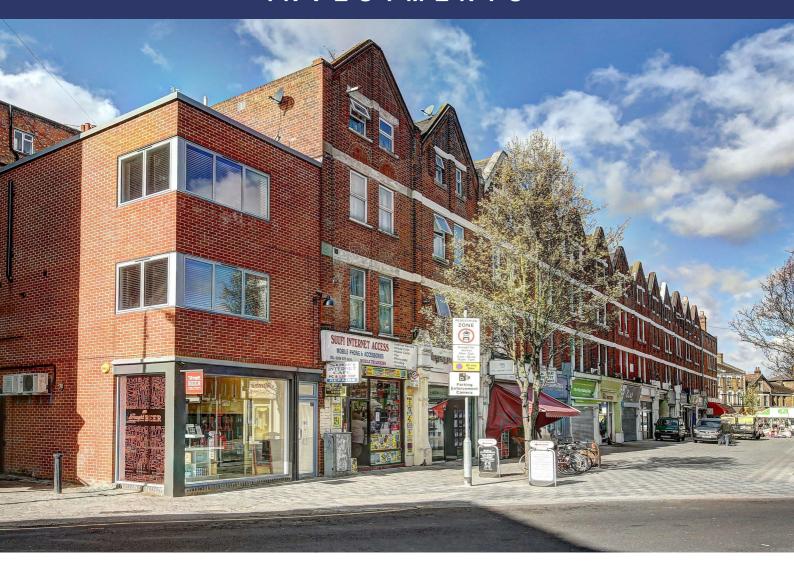
# LANGUARD INVESTMENTS



## 28A Hildreth Street

, London, SW12 9RQ

£2,500









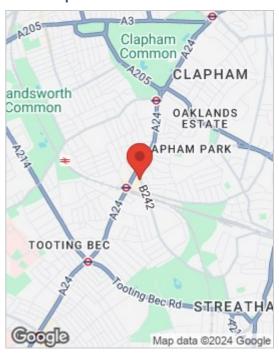
This spacious two-bedroom, two-bathroom duplex is arranged over three levels, with its entrance on the ground floor. The first floor features two well-sized double bedrooms including an en-suite bathroom, and an additional separate bathroom. The top floor boasts a bright and airy open-plan kitchen and living area, ideal for both entertaining and relaxation.

Located on Hildreth Street, this property offers the perfect balance of space and convenience. Just moments away from Balham Station (Northern Line and National Rail), you'll have easy access to central London, along with a fantastic range of local shops, cafes, and restaurants right at your doorstep.

EPC C



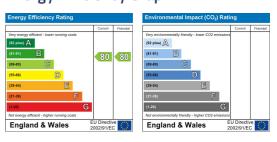
#### Area Map



#### Floor Plan



### **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.