



Balham Hill, London SW12 9DL

welcome to
Balham Hill, London

Positioned on the vibrant Balham Hill, this well-presented two-bedroom flat offers stylish and practical living in one of South West London's most desirable areas.

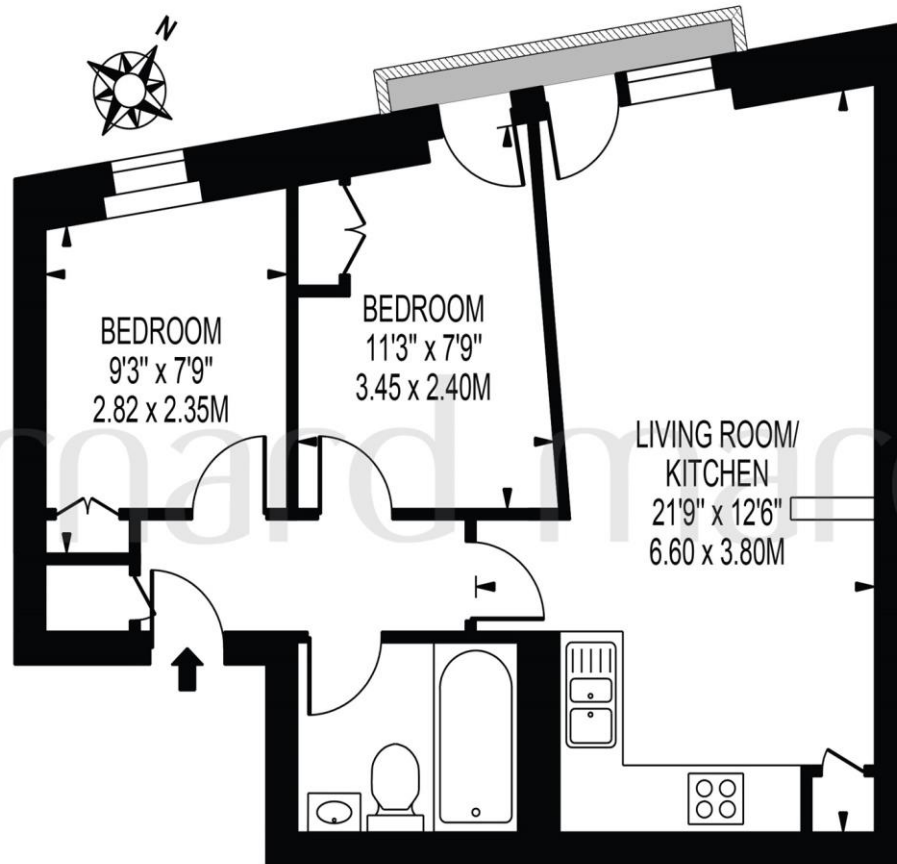
The property features a bright and spacious open-plan kitchen and reception room, perfect for both relaxing and entertaining. Two well-proportioned bedrooms benefit from excellent natural light and ample storage, while the modern bathroom is finished to a high standard with contemporary fittings.

Ideally located within easy reach of Balham and Clapham South stations, with a wide array of cafés, shops, and restaurants right on your doorstep, this flat is perfect for professionals, couples, or investors seeking a well-connected London base.



BALHAM HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 474 SQ FT - 44.06 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Balham Hill, London

- 2 bedrooms
- 2nd floor apartment
- 0.4 miles to Balham station
- Great location
- Modern bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106672



Property Ref:
BTS106672 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 7228 8686



Battersea@barnardmarcus.co.uk



235-237 Lavender Hill, Battersea, LONDON,
SW11 1JW



barnardmarcus.co.uk