



The Hub
Harberson Road, SW12

CHESTERTONS





An immaculately presented ground floor flat set within a modern gated development. The property comprises generous accommodation with tasteful décor and contemporary fittings and boasts a bright open plan reception room and modern kitchen with ample space for a dining table, two double bedrooms with built in storage, a modern bathroom and a shower room and large private patio garden. The Hub development is located just off Harberson Road and is only a few minutes walk from the abundance of cafes, bars, restaurants and supermarkets local to Balham. Balham Mainline and Underground stations (Zone 3) are also within a convenient short stroll of this highly desirable property. Pets permitted. Off Street parking included.

- Well presented ground floor flat set within a modern gated development
- Generous accommodation with neutral décor
- Open-plan entertaining
- Stylish modern kitchen with integrated kitchen appliances
- Two double bedrooms with built-in storage
- Modern shower and stylish family bathroom
- Private patio garden with a generous sized shed, perfect for storage
- Close to Balham stations
- Near the local amenities to include the new Soho House and plenty of restaurants, cafes, bars and supermarkets
- Within walking distance to Tooting, Cl Wandsworth Commons
- Pets permitted.
- Off Street parking included.

Asking Price £645,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	70	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 975 years 6 months
Service Charge: £2750
Ground Rent: £375
Local Authority: Wandsworth
Council Tax Band: E

Chestertons Battersea & Clapham Sales

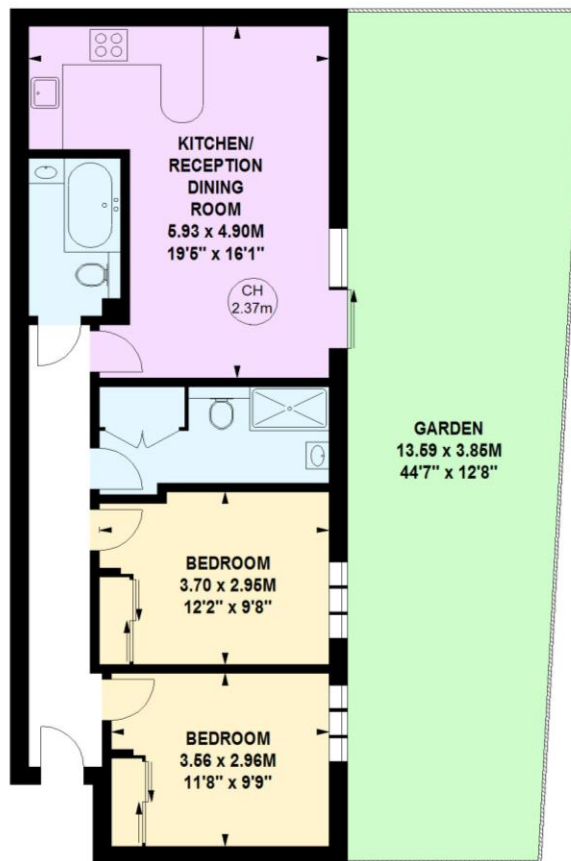
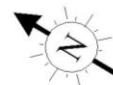
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Approximate gross internal area

66.80 sq m / 719 sq ft

Key :
CH - Ceiling Height



Ground Floor

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