



## Old Devonshire Road, SW12

### £565,000

A beautifully presented second floor flat situated within a desirable development in the heart of Balham. Extending to a generous 726 sq.ft the property expertly balances impressive entertaining with functional living space. Comprising an open plan reception room with a well equipped kitchen, ample room to dine and an adjoining balcony; two double bedrooms with fitted wardrobes and two bathrooms.

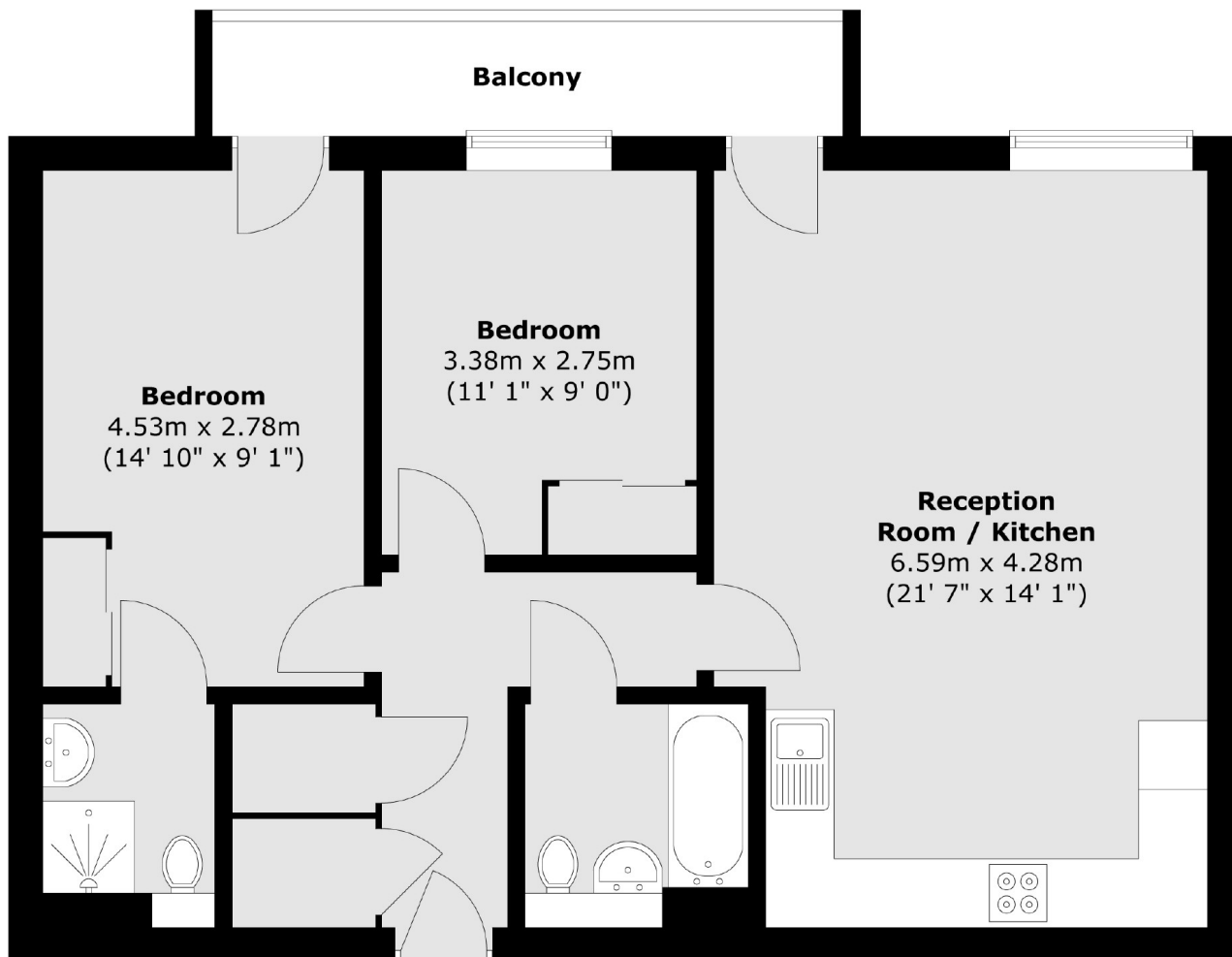
Old Devonshire Road provides excellent access to the many shops, bars and restaurants of Balham High Road, the Nightingale Triangle and Abbeville Village. Balham Underground and Overground stations are a very short walk away, along with the green open spaces of both Clapham and Tooting Commons.

### Features

- Modern Apartment
- Open Plan Reception Room
- Two Double Bedrooms
- Two Bathrooms
- Long Lease
- Excellent Location

# Old Devonshire Road, London, SW12

## Second Floor



Total area (approx.) : 67.5 sq. m (726 sq. ft)  
Total balcony area (approx.) : 5.6 sq. m (60 sq. ft)