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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

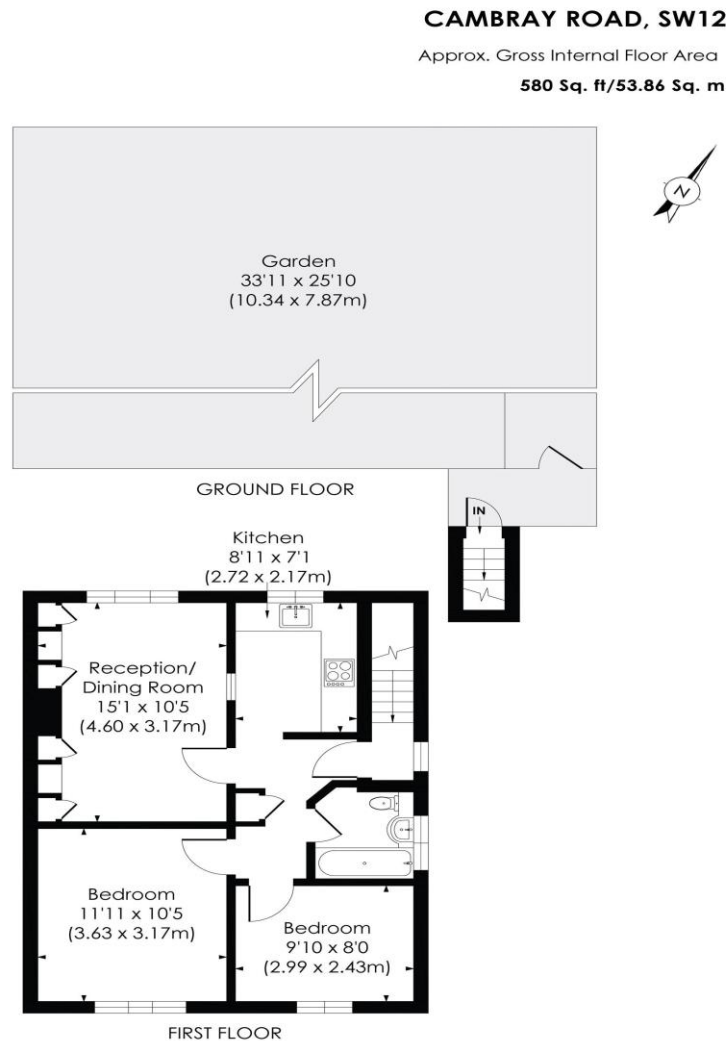
**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



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# Cambray Road, Balham. SW12 OEP



We are pleased to offer this two double bedroom GARDEN flat on the outskirts of Tooting Bec Common. Comprising of a bright reception room, fitted kitchen (both overlooking the garden), modern bathroom suite and a huge, boarded loft that is ideal for storage space. The location is fabulous as being walking distance to Balham Northern Line and Overground Stations, including all amenities that Balham has to offer with Henry Cavendish School infant and primary school.

- Private rear garden
- Two double bedrooms
- Bright reception room
- Boarded loft, ideal for storage
- Luxury fitted kitchen inc. washer/dryer
- Wooden flooring
- Modern bathroom suite
- Quiet location
- Walking distance to Balham Station.

Council Tax: London Borough of Lambeth  
Band C £1,737 for 2025/2026

**Available Saturday 10<sup>th</sup> January 2026**