



Balham High Road, Balham, Balham, SW12

£425,000

ORLANDO REID



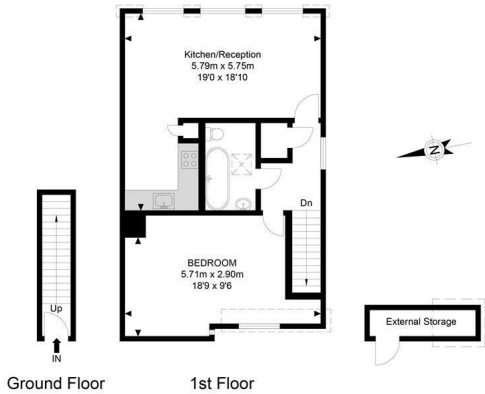
SUMMARY

A well maintained 1-bedroom first floor flat in the heart of Balham. Measuring at over 600 sq ft, this property is very well proportioned and has an abundance of natural light throughout the whole property.

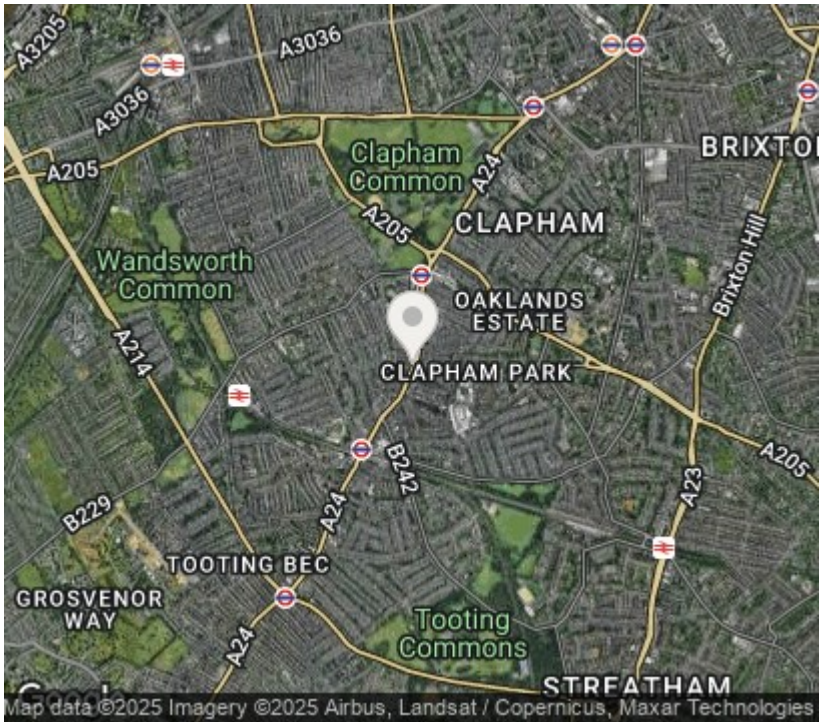
Cleverly set back from the main road via a private courtyard, means you get the convenience and peacefulness at the same time. This is hard to replicate in the area. Storage will not be an issue, as it has its own lockable storage cupboard large enough for bikes, suitcases and alike.

The property comprises a beautiful fully fitted kitchen with integrated appliances (fridge/freezer, dishwasher, washer/dryer and microwave); bright reception room boasting natural light; contemporary bathroom with shower/bath; and an extra large double bedroom.

Conveniently located 5 minutes walk to either Clapham South or Balham station and a bus stop on your doorstep.



APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 56.67 SQM
RESTRICTED HEIGHT AREA 54.89 SQ FT / 5.10 SQM
EXTERNAL STORAGE AREA 25.83 SQ FT / 2.40 SQM
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photography and Floor Plan



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