



BALHAM HILL, LONDON, SW12

£2,400 PER CALENDAR

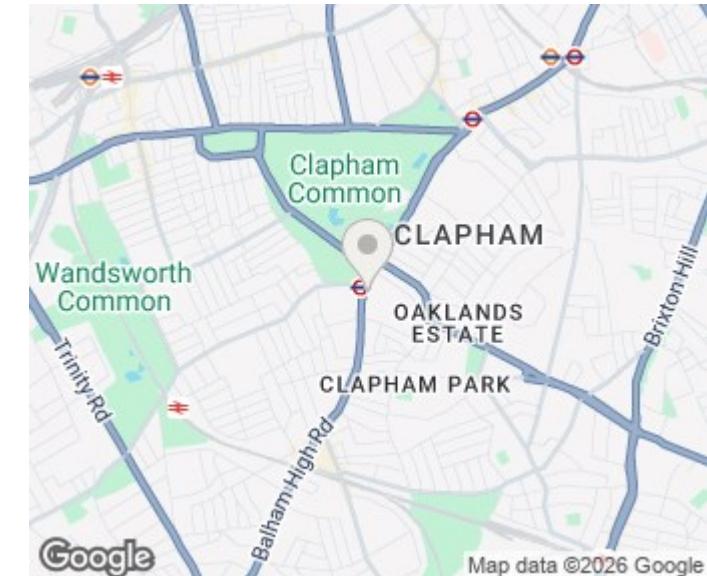
Welcome to your charming 2-bedroom, 1-bathroom oasis nestled on the first floor of a well-maintained building on Balham Hill, SW12. This inviting residence offers the perfect blend of comfort and convenience, making it an ideal place to call home.

As you enter, you'll immediately notice the tranquillity that comes from being situated at the rear of the building, shielding you from the hustle and bustle of the city. The layout flows seamlessly, with two cosy bedrooms providing private retreats for restful nights. The bathroom, adorned with modern fixtures, offers both functionality and style.

The heart of this home is the spacious living room, a versatile space for relaxation, entertainment, or dining. Large windows invite natural light, creating a warm and inviting ambience. From here, step out onto your private terrace, a delightful oasis where you can savour your morning coffee or unwind with a glass of wine in the evenings.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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