



BALHAM HILL, LONDON, SW12

£3,700 PCM

* PRIVATE TERRACE * Goldman Greg are delighted to offer this three bedroom, two bathroom apartment located on Balham Hill, SW12 perfect for sharers and close by to the open green spaces of Clapham Common right on your doorstep.

The apartment benefits from three double bedrooms, two bathrooms (one of which is an en-suite), a modern kitchen and separate living room, a private terrace and is offered furnished throughout.

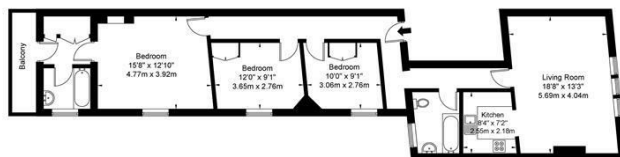
Located opposite Clapham South tube station with connections into the City and West End (Zones 2/3).



Goldman Greg

Balham Hill SW12 9DY

Approx. Gross Internal Area = 96.0 sq m / 1033 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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