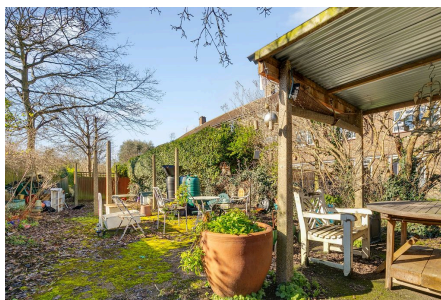


**Boundaries Road, Balham, SW12**

£375,000

1 1 1



PLEASE QUOTE MR0560 - Well presented one bedroom second floor flat (472 Sq.Ft) with access to communal gardens and new lease (upon completion), conveniently located between the centres of Balham and Tooting, just a short walk from transport links and amenities. The property has been well maintained and appointed, offering bright, well planned accommodation with modern interiors and neutral finish throughout - ideal for first time buyer or investor alike. Features include a light and spacious reception room, well equipped kitchen, modern bathroom, gas central heating, double glazing, and ample inbuilt storage.

## Key Features

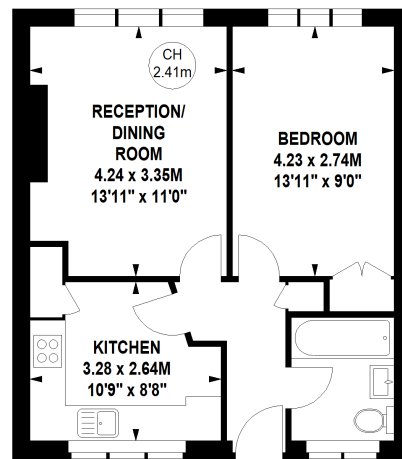
- PLEASE QUOTE MR0560
- Well Presented One Bedroom Second Floor Flat (472 Sq.Ft)
- Fantastic Balham/Tooting Location
- Modern Interiors and Neutral Finish
- Bright and Spacious Reception Room
- Separate Well Equipped Kitchen
- Modern Bathroom
- Communal Gardens
- New Lease Upon Completion
- Close to Transport Links and Amenities

### Boundaries Road, SW12

Approximate gross internal area

43.85 sq m / 472 sq ft

Key :  
CH - Ceiling Height



### Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.