


**2 Bed**

**Flat**

**located on Balham High Road.**

**SW12**

Asking price £425,000





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**Balham High Road**
**London**
**SW12 9AL**

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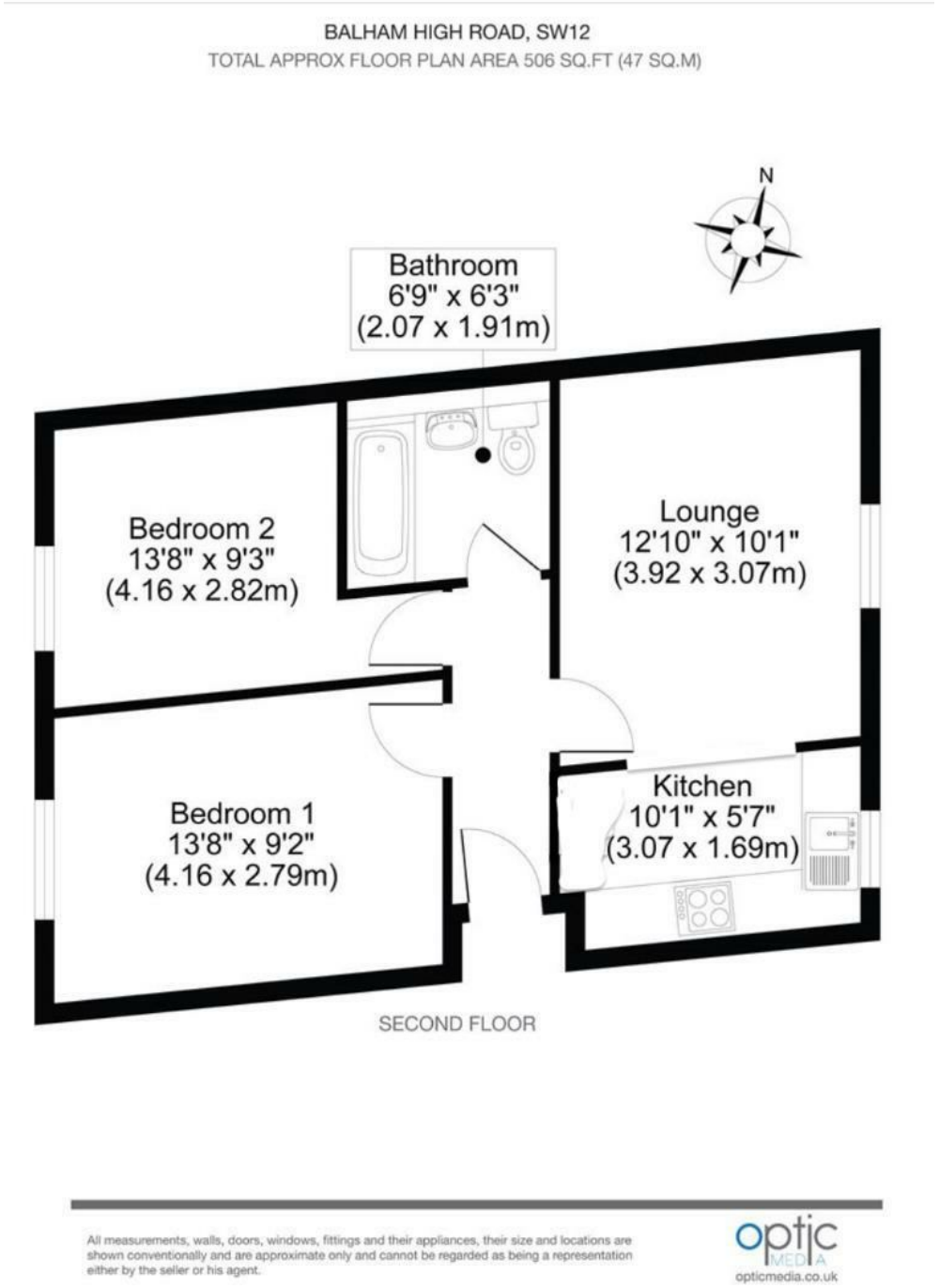
**Living Room**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Kitchen**









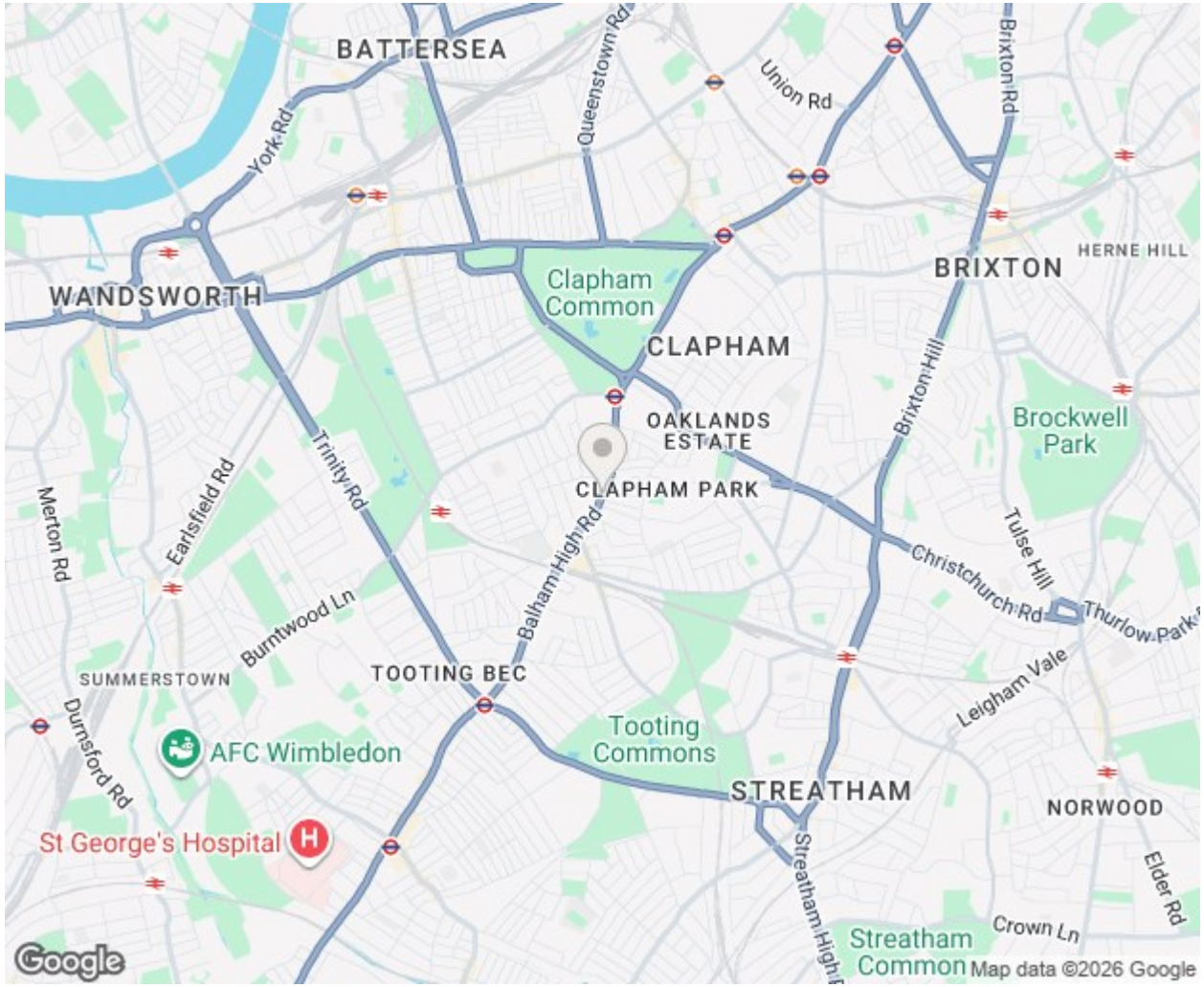
Set on the ever-popular Balham High Road, this characterful, newly refurbished two-bedroom flat blends period charm with everyday practicality — ideal for couples, small families or professionals wanting a comfortable base in one of South London's most sought-after neighbourhoods.

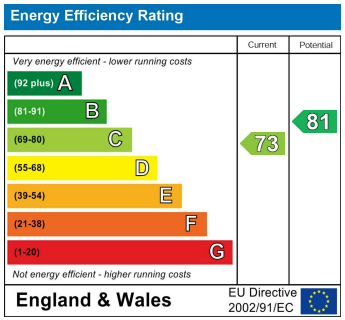
Built between 1910 and 1919 and extending to approximately 506 sq ft, the flat retains genuine period character while offering the essentials of contemporary living. Both bedrooms are well-proportioned doubles, and a bright, naturally lit reception room offers a genuinely welcoming space to entertain or unwind in. The kitchen is semi - open plan to the living space and has been recently refurbished throughout. The bathroom is modern and conveniently positioned for easy everyday access.

The location is a real strength: Balham High Road puts you moments from an excellent range of shops, cafés and restaurants, with both Balham stations and Clapham South Northern Line stations within easy walking distance

This is a flat has been newly refurbished and now combines comfort, convenience and character in equal measure. A superb property for an investment, first step on the ladder or a convenient in South London.

- Equaldistant to Balham and Clapham South
- High Rental Yeild
- Two Double Bedrooms
- Close to Transport
- Separate Living Room
- Secure Entrance





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