



**Balham High Road, Balham, SW12**

0 bedroom flat - studio for sale

**£325,000**

Leasehold

## Property Details

A bright and well-designed "Manhattan" style studio apartment with a separate sleeping area, situated on the third floor of a well-maintained Art Deco building and benefitting from access to a communal business centre. Enjoying far-reaching views and an abundance of natural light, the property offers a stylish and airy living space with attractive light flooring and a neutral finish throughout. The open-plan reception flows into a sleek, contemporary kitchen with integrated appliances, ample storage and generous worktop space, while a wall of fitted wardrobes enhances practicality. Unusually for a studio, a separate sleeping area is cleverly divided by a pocket door, comfortably accommodating a double bed while maintaining a sense of openness. The modern en-suite shower room is finished to a high standard, featuring contemporary tiling and a spacious glass-enclosed shower. Residents further benefit from a co-working space, lift access, secure bicycle storage and a private storage cage.

## Features

- Luxury Studio apartment with High ceilings and excellent natural light
- Designated sleeping area with pocket doors
- Substantial Private Storage Locker on Premises
- Private Dining Suite for hosting
- Private Co-working centre with games room
- Lift Access
- Vast array of cafés, restaurants, independent shops and nightlife
- Central Balham on your doorstep
- Northern Line and National Rail within a stroll

Council tax band B    EPC rating D (67)

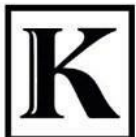


Balham High Road, Balham, SW12

## Balham High Road, SW12 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH STORE: **355 SQ FT / 33 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT STORE: **322 SQ FT / 30 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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