

HUNTERS®

HERE TO GET *you* THERE

Park Court, Balham Park Road, London, SW12 8DS

Asking Price £350,000

Property Images



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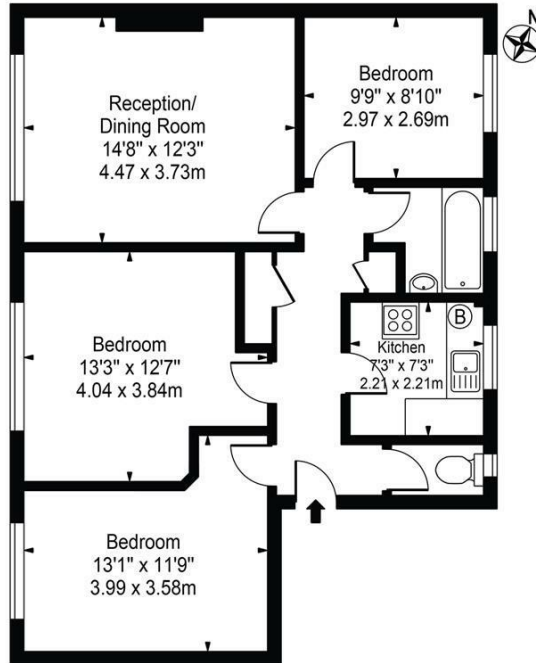
Property Images



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Park Court,
Balham Park Road, SW12 8DS
Approx. Gross Internal Area 763 Sq Ft - 70.89 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

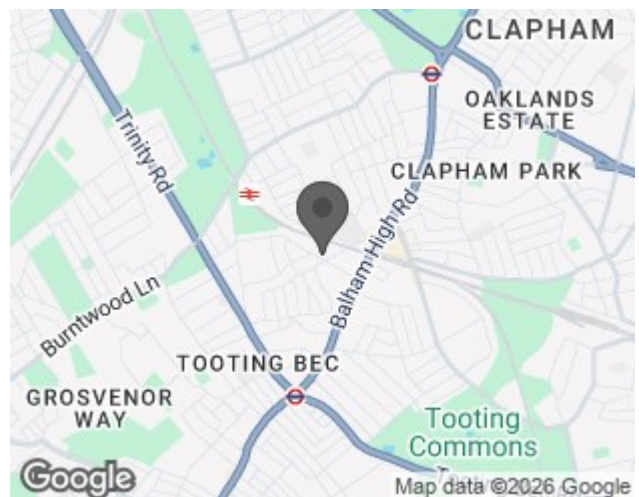
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Map



Details

Type: Apartment Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

ASKING PRICE £350,000

CHAIN-FREE

61 YEAR LEASE

A three bedroom apartment on Balham Park Road spanning approximately 763 sqft and situated within this purpose built development. The property offers two double bedrooms, one single bedroom, a separate kitchen, a family bathroom and a well-sized reception room looking onto the Communal Gardens.

The property is ideally located for easy access to shops, restaurants, amenities, good schools, great transport links as well as parks and green spaces.

Features

• ASKING PRICE £350,000 • CHAIN-FREE • 61 YEAR LEASE • THREE BEDROOMS • APPROXIMATELY 763 SQFT • IDEAL LOCATION • SEPARATE KITCHEN • WELL-SIZED RECEPTION ROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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Location & Lifestyle

Sarsfeld Road is a quiet, tree-lined street minutes from Wandsworth Common and Balham's vibrant high street. Local green spaces include:

- Wandsworth Common – vast open parkland, sports facilities, The Skylark café, and duck ponds
- Tooting Bec Common – with lido and woodland walks

Transport



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Perfect for commuters, the home is walking distance from:

- Balham Station (Zone 3)
- Northern Line (to Bank in 23 mins, London Bridge in 20 mins)
- National Rail (to Clapham Junction in 5 mins, Victoria in 12 mins, Waterloo in 17 mins)
- Wandsworth Common Station – ideal for overground access to central and southwest London

Shops & Amenities

Enjoy access to:

- Bellevue Road – with top eateries including Chez Bruce, and boutique shops
- Balham High Road – home to Waitrose, Sainsbury's, Planet Organic, Boots, GAIL's Bakery, and independent cafés like Milk and Brother Marcus

Top-Rated Schools Nearby

- Holy Ghost RC Primary School – Outstanding (Ofsted)
- Chestnut Grove Academy – Good (Ofsted)
- Also near Henry Cavendish Primary, Broomwood Hall, and Northcote Lodge

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Balham Park Road, SW12 over the last 10 years. The stats from a sale include:

- Offers received for 100% of the asking price
- 9 viewings
- 4 offers received (44.5% of offers were received compared to viewings!)
- Offers received in 5 days of going back to market
- Offer accepted from a chain free buyer in 23 days

Hunters also let and manage properties in proximity to Balham Park Road, SW12