

Balham High Road, Balham, SW17

2 bedroom flat - purpose built for sale

£679,950

Leasehold

Property Details

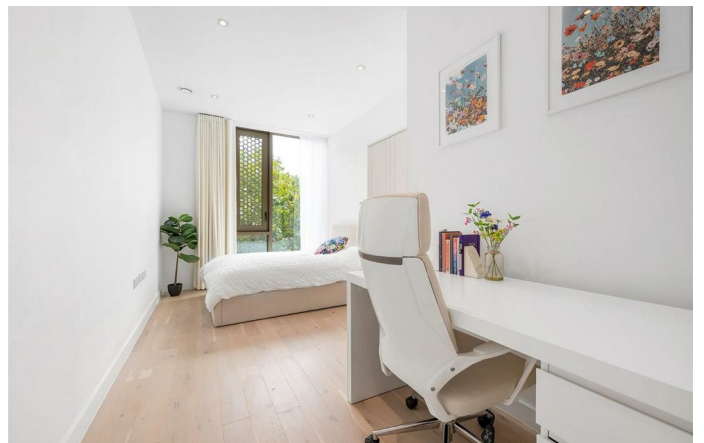
A bright and spacious two double bedroom, two bathroom apartment with a private terrace, set within the award-winning Tramyard development. Offering 780 square feet of contemporary living space, this third-floor apartment enjoys East and South-facing aspects, ensuring natural light throughout the day. The open-plan reception room is the heart of the home, with striking blue cabinetry, integrated appliances and ample storage flowing seamlessly into lounge and dining areas. Large windows and doors open to the private terrace, an ideal spot for morning coffee or al-fresco dining, with leafy views providing privacy in spring and summer. Both bedrooms are generous doubles with floor-to-ceiling windows. The principal has fitted wardrobes and a stylish en-suite. A luxurious main bathroom with both bath and shower sits near the second bedroom. Further benefits include underfloor heating, high energy efficiency, secure entry, landscaped communal garden, bike storage and a friendly community of neighbours.

Features

- Two double bedrooms
- Two bathrooms
- South-East facing private terrace
- Award-winning contemporary development
- Bright and airy throughout
- Vast array of cafés, restaurants, independent shops and nightlife
- Central Balham on your doorstep
- Northern Line and National Rail both around a five-minute stroll
- Chain-free

Council tax band D

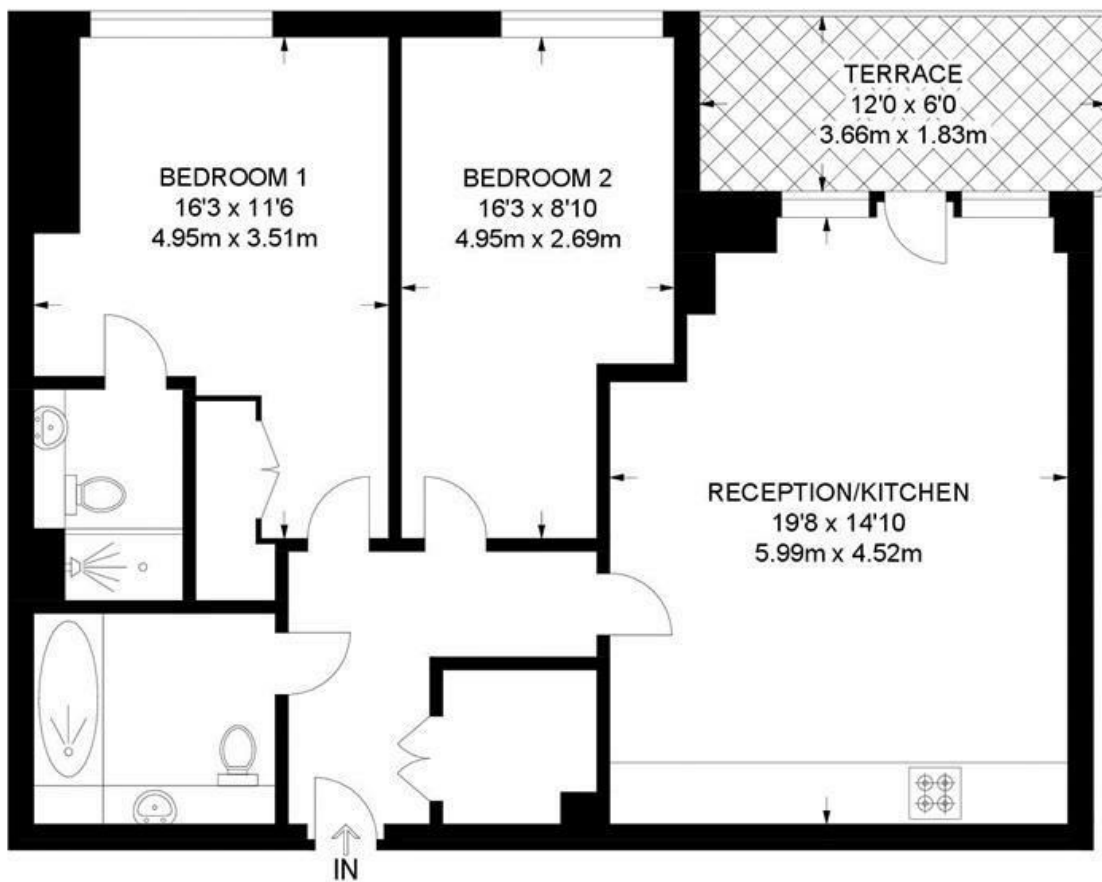
EPC rating B (86)



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APPROXIMATE GROSS INTERNAL AREA: 780 SQ FT / 72.5 SQ M



THIRD FLOOR



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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