

Wallace Court Balham High Road,London SW17 7AT

barnard marcus

welcome to

Wallace Court Balham High Road, London

Situated within a modern purpose-built development, this well-presented two double bedroom, two bathroom apartment offers contemporary living in a highly convenient Balham location. The property features a bright and spacious open-plan kitchen/reception room, providing an ideal space for both everyday living and entertaining.

The accommodation comprises a generous principal bedroom with en-suite shower room, a second double bedroom, a modern family bathroom, and a welcoming entrance hall with useful storage. The fitted kitchen is well-equipped with ample cabinetry and integrated appliances, while large windows allow plenty of natural light throughout the apartment.

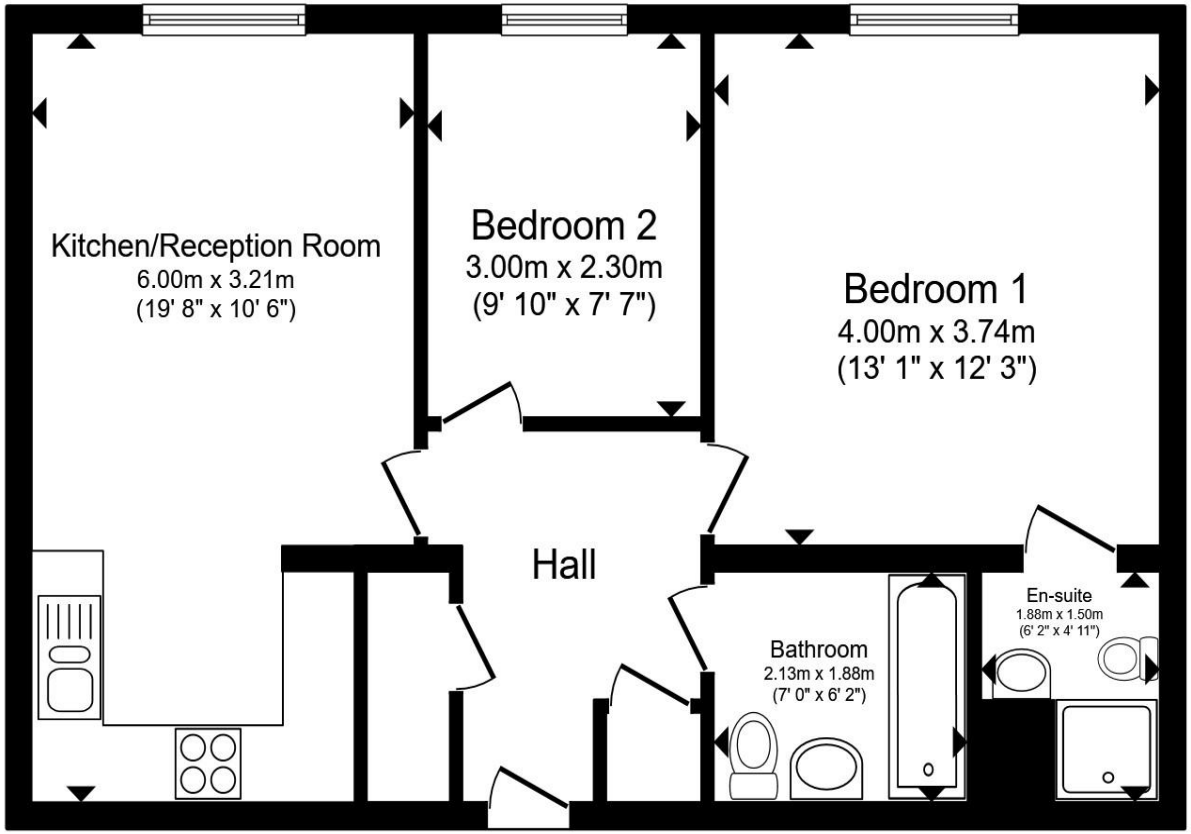
Further benefits include an allocated parking space, secure entry system, and a well-maintained communal environment.

Ideally positioned for Balham's vibrant array of shops, cafés, bars, and restaurants, the property is also within easy reach of Balham Underground and Mainline stations, providing excellent transport links into Central London.









Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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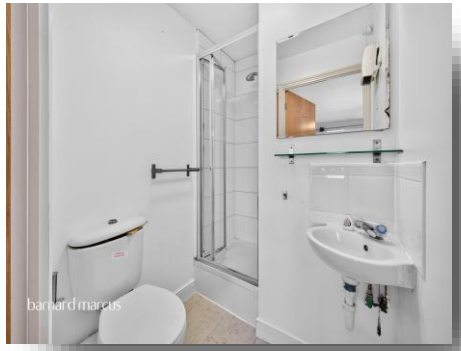
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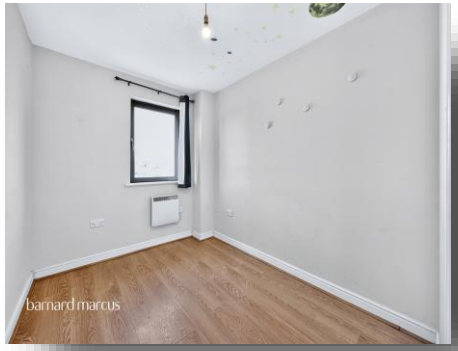
- Two double bedrooms
- Two bathrooms
- Allocated parking space
- CHAIN FREE!
- Close to transport links and local amenities

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109267

The Property Ombudsman

Property Ref:
TTG109267 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

barnard marcus

020 8682 1161

Tooting@barnardmarcus.co.uk

248 Upper Tooting Road, Tooting, London, SW17 7EX

barnardmarcus.co.uk