



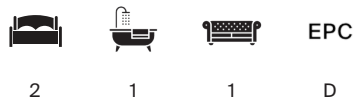
BALHAM PARK ROAD

London SW12



CHARMING TWO BEDROOM FLAT IN A WONDERFUL LOCATION

A two bedroom apartment situated equidistant to Wandsworth Common and Balham High Road.



Local Authority: London Borough of Wandsworth

Council Tax band: C

Tenure: Share of freehold plus leasehold, approximately 67 years remaining

Service charge: £600 per annum, reviewed annually, next review due 2025

Guide price: £575,000



Situated on one of Balham's most desirable residential roads, this beautifully presented two bedroom flat occupies the top floor of a handsome Victorian conversion, offering bright and well-proportioned accommodation within easy reach of Wandsworth Common and Balham's vibrant high street.

Accessed via a neat and tidy communal entrance hall with stairs to the top floor. The sitting room is at the rear of the plan with wood flooring running underfoot and plenty of natural light. The kitchen/dining room is across the hall and includes a range of wall and base units, breakfast bar and space for a dining table. There are two double bedrooms served by a modern bathroom suite. There is a generous communal garden at the rear, predominantly laid to lawn and with gated access on to Wandsworth Common.



Balham Park Road, London, SW12

Approximate Gross Internal Area = 637 sq ft / 59.1 sq m

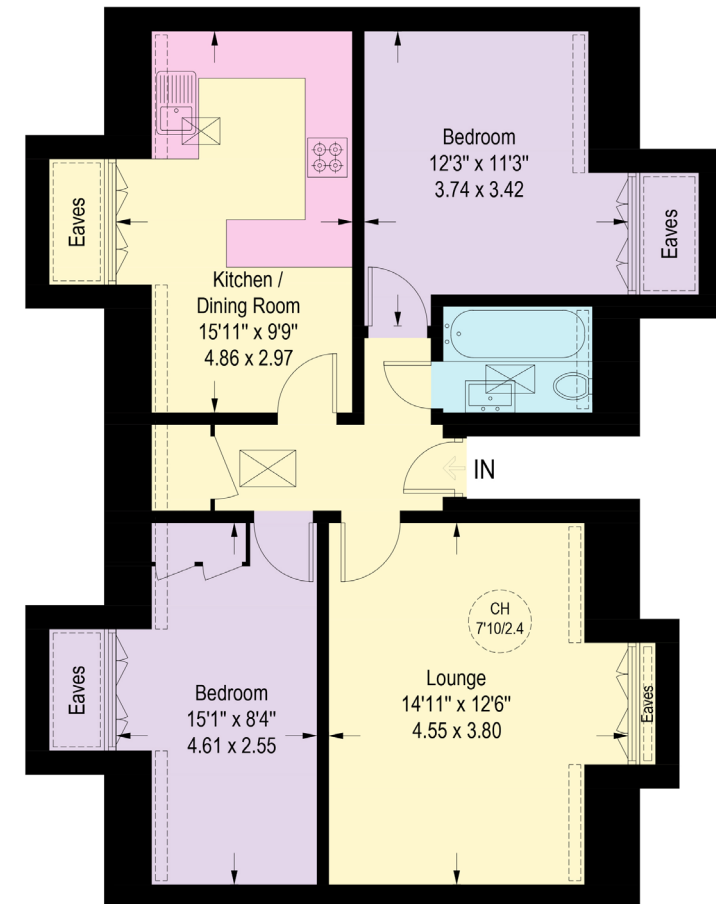
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 65 sq ft / 6.1 sq m

Total = 702 sq ft / 65.2 sq m



 = Reduced headroom below 1.5m / 5'0



Second Floor

Approximate Gross Internal Area = 637 sq ft / 59.1 sq m (Excluding Reduced Headroom / Eaves)

Total Area Inc Eaves = 702 sq ft / 65.2 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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