



Old Devonshire Road, Balham, SW12

1 bedroom flat - purpose built for sale

£525,000

Leasehold

Property Details

This beautifully presented one-bedroom flat with a separate study and private balcony is set within a stylish modern development in the heart of Balham. Situated on the second floor with lift access, the property offers well-balanced living space and contemporary finishes throughout. The impressive open-plan reception and kitchen provide a bright and sociable setting with ample room to relax and dine, enhanced by large glazed doors opening onto the private balcony with rooftop views. The sleek U-shaped kitchen features generous worktop space, integrated appliances and excellent storage. The principal bedroom is a comfortable retreat with fitted sliding wardrobes, while the separate study offers flexibility for home working, a nursery or occasional guest room. A modern bathroom with a full-sized bath and overhead shower completes the accommodation. Further benefits include a welcoming hallway with additional storage, secure video entry, well-maintained communal areas, communal grounds and secure bike storage.

Features

- One bedroom
- Separate study offering versatile use
- Private balcony
- Stylish modern development with lift
- Communal grounds and bike storage
- Vast array of amenities on the doorstep in central Balham
- Northern Line and National Rail
- Tooting Bec Common a ten-minute stroll away
- Chain-free

Council tax band C EPC rating C (78)

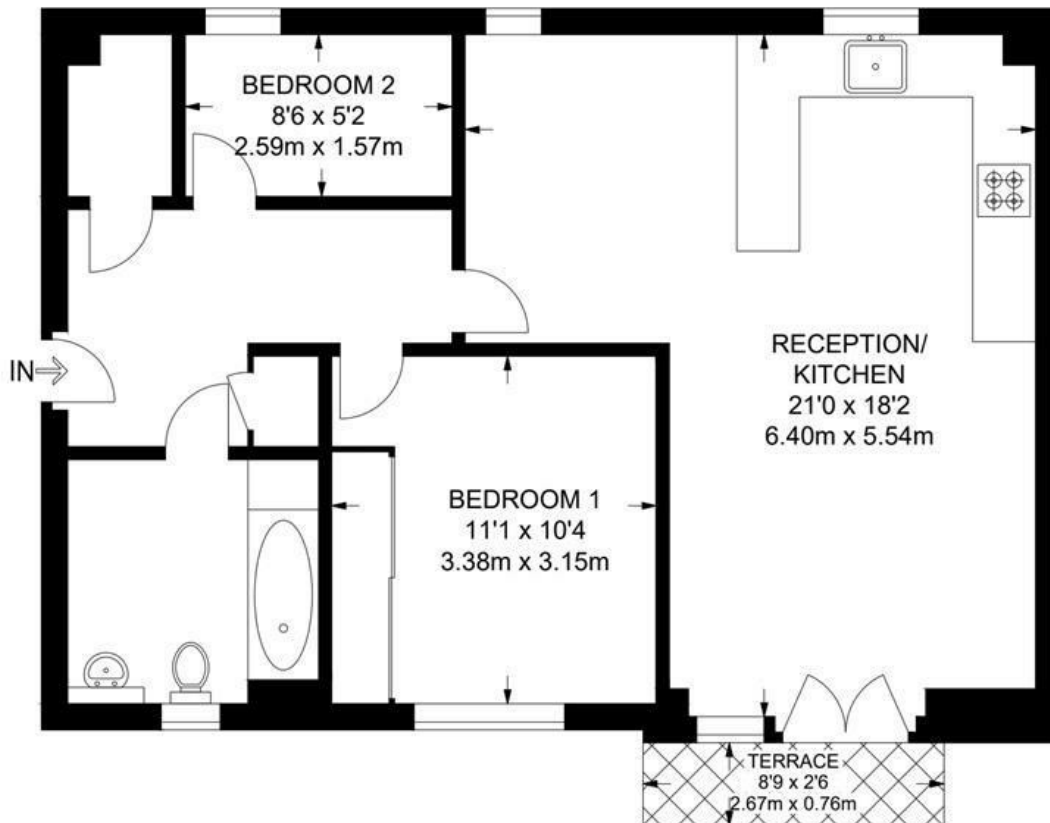




Old Devonshire Road, Balham, SW12

Old Devonshire Road, SW12
2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **650 SQ FT / 60.4 SQ M**



SECOND 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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