Oldridge Road, Balham, SW12

GUIDE PRICE £475,000 Leasehold

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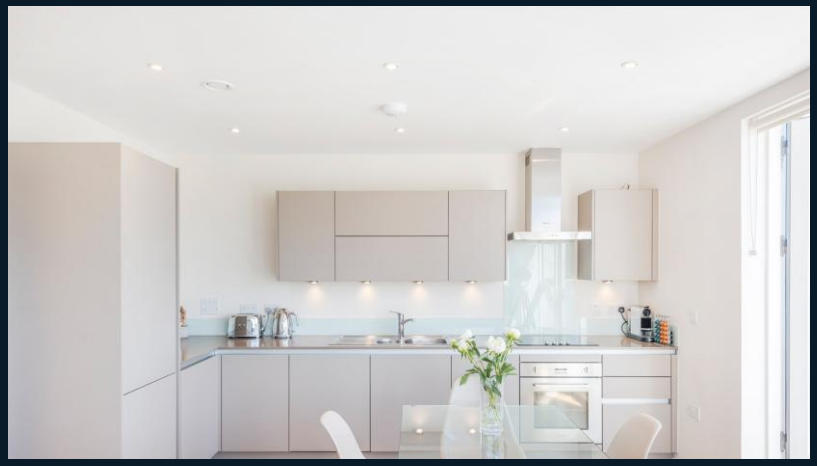
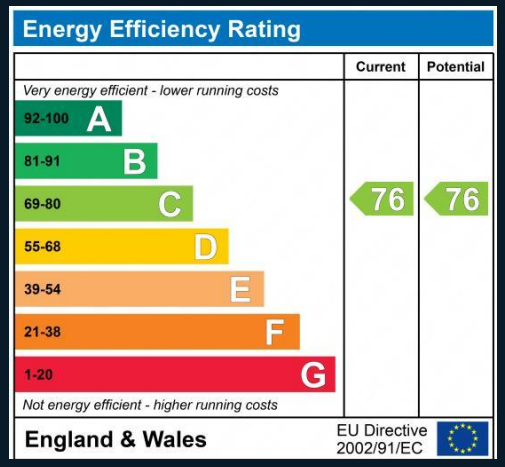
Property Description

A breath-taking top floor apartment, thoughtfully designed and boasting a triple-aspect layout, featuring two private terraces facing the sunny South West, ensuring abundant sunlight throughout the day. This exquisite residence is now available, boasting an open plan reception seamlessly integrated with a fully equipped kitchen, complete with high-end SMEG appliances. The spacious double bedroom includes a fitted wardrobe and provides access to one of the two private terraces.

The well-appointed bathroom features a shower over the bath, and the entire space is enhanced by full-height glazing, gas central heating, a convenient lift, entry system, and a beautifully landscaped residents' garden at ground level.

Situated in an excellent location, this property offers easy access to the diverse array of cafes, bars, and restaurants in both Balham and Clapham South, as well as the expansive greenery of Clapham Common. It is a short stroll away from Clapham South Tube (Zone 2) and Balham Tube & National Rail (Zone 3).





Disclaimer

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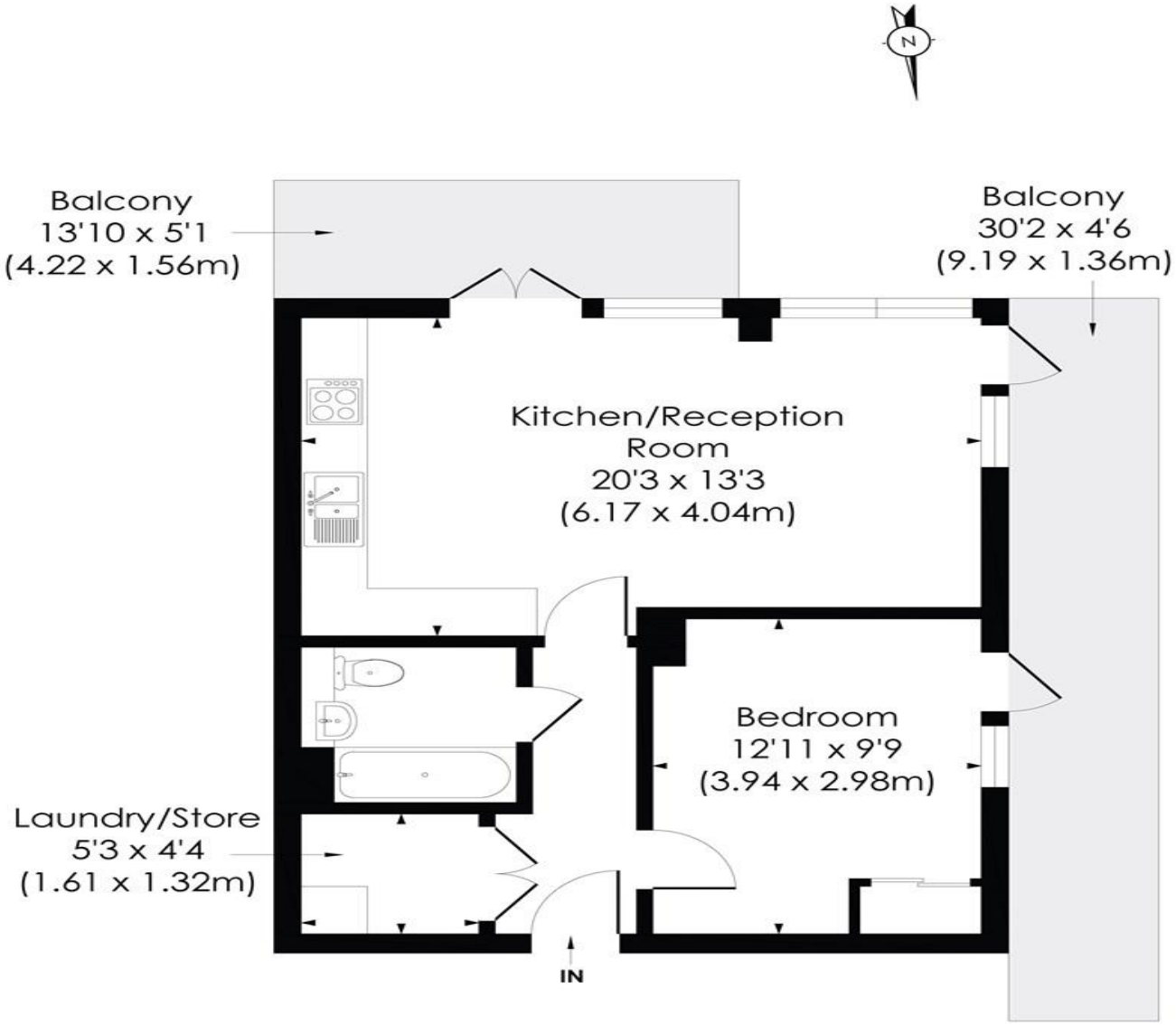
AURA HOUSE, OLDRIDGE ROAD, SW12

Approx. Gross Internal Floor Area
519 Sq. ft/48.17 Sq. m



Material Information

Tenure – Leasehold

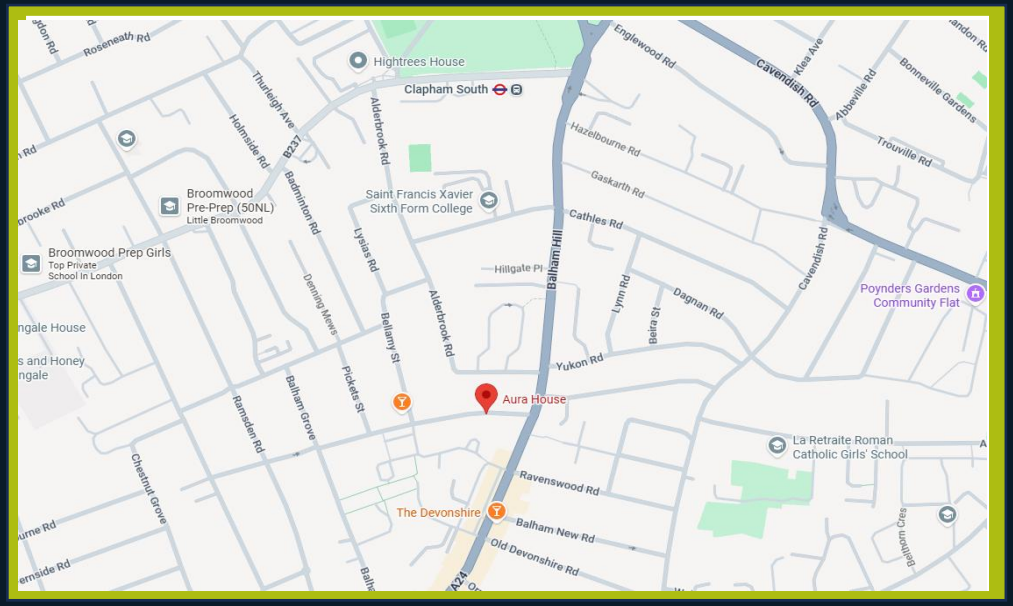
Length Of Lease – 115 years remaining

Service Charge – £3,943.92

Ground Rent – £250

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Apartment (Top Floor Flat)

Construction Type
Brick

Parking
No Parking

External Wall Survey
NO

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Gas Community Scheme

Broadband
Standard/ Superfast/ Ultrafast

Mobile Signal
Good Coverage

Flood Risk
Has the property been flooded in the past five years: **NO**
Risk Level: Medium

Proposed Development in Immediate Locality?
None

Balham
45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

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