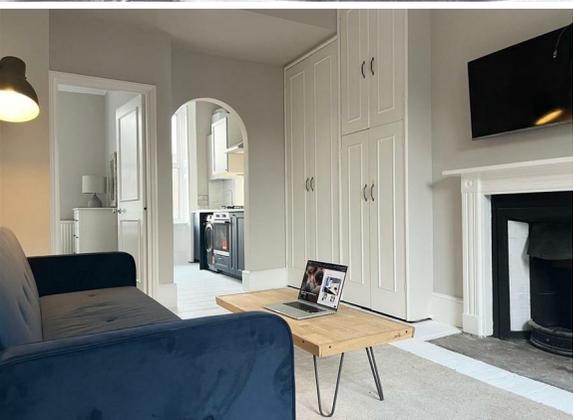




**1 Bed
Flat - Conversion
located in**

£1,850 Per month



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Flat 2, 2B Balham New
Road
London
SW12 9PG

Kitchen

Living Room

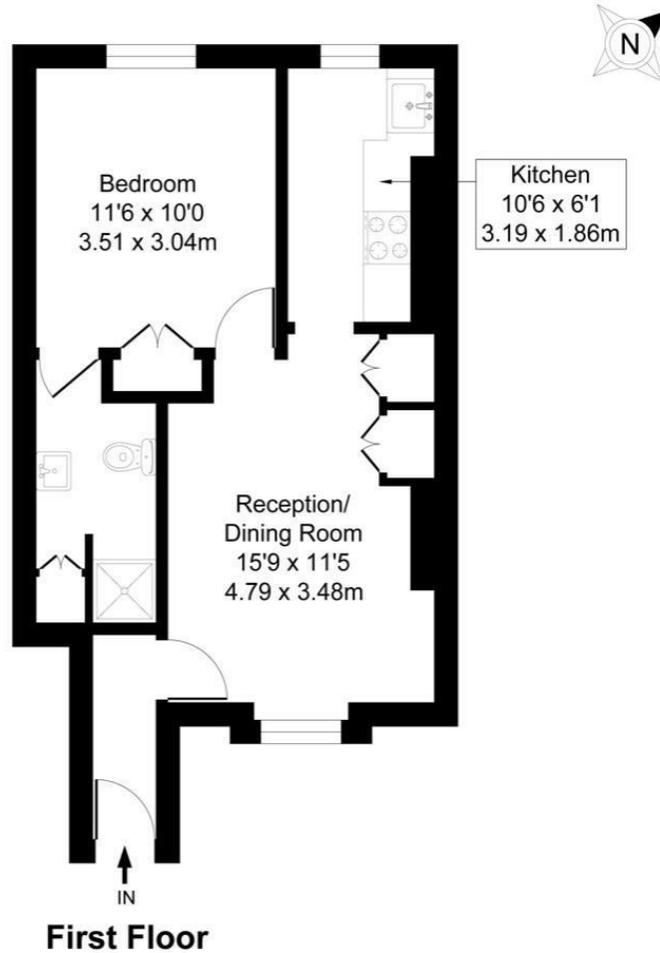
Bedroom

Shower Room





Balham New Road, SW12
 Approximate Gross Internal Area 444 sq ft - 41 sq m



This Plan is for representation purposes only as defined by the RICS code of measuring practice (and IPMS where requested) and should be used as such by any prospective purchaser, whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

DIRECTIONS

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| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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