



Hitherlands Little Dimocks, London SW12 9JN



welcome to

Hitherlands Little Dimocks, London

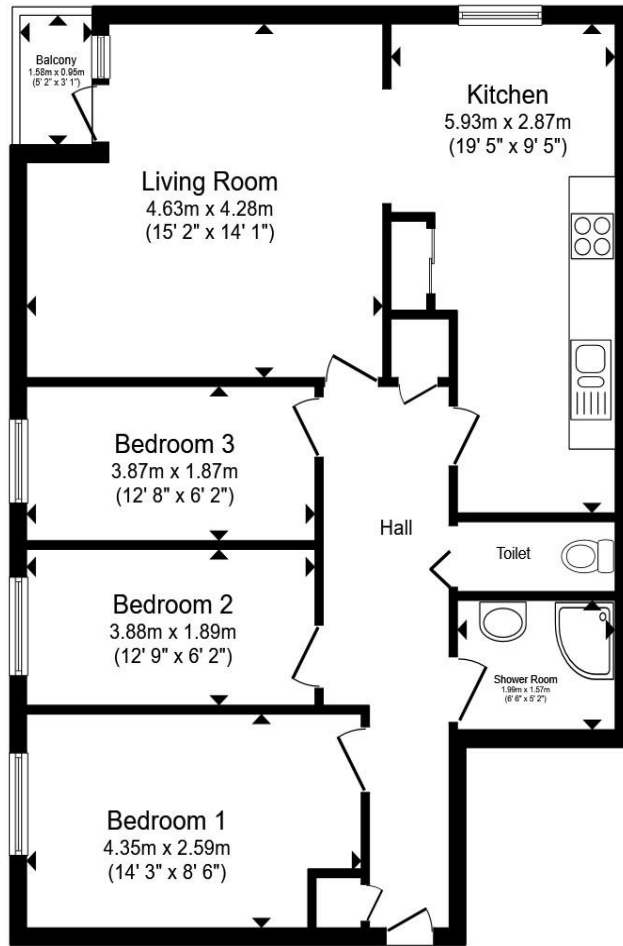
A generously proportioned three-bedroom purpose-built flat, positioned on the fifth floor of this well-regarded Balham development. The property further benefits from a private balcony and is offered to the market with no onward chain.

The property presents a wonderful opportunity to enhance and personalise, allowing an incoming purchaser to create a home tailored to their own tastes and lifestyle. The accommodation is well balanced and practical, offering excellent proportions throughout and appealing equally to owner-occupiers and those seeking long-term value in a prime South West London location.

Little Dimocks is a sought-after residential development, ideally positioned just west of Bedford Hill, in the heart of Balham. The area is well known for its strong community feel, excellent local amenities and outstanding connectivity. Balham Underground Station (Northern Line) and National Rail services are both within easy walking distance, providing swift and convenient access into Central London and beyond.

Balham High Road offers an excellent selection of independent cafés, popular restaurants, boutique shops and major supermarkets, all within easy reach. The wide open green spaces of Tooting Common are also nearby, providing the perfect setting for outdoor recreation, exercise and family life. The property is further well placed for a number of highly regarded local schools, enhancing its appeal for a range of prospective purchasers.





Total floor area 76.6 m² (825 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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- Three-bedroom purpose-built flat
- Fifth floor position with private balcony
- No onward chain
- Excellent scope to enhance and add value
- Prime Balham location close to station and Tooting Common

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2816.59

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108437



Property Ref:
CPM108437 - 0002

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.

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