

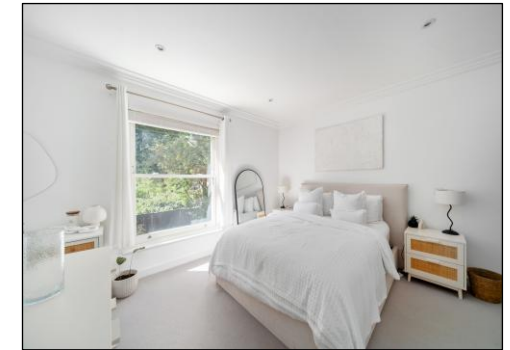


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

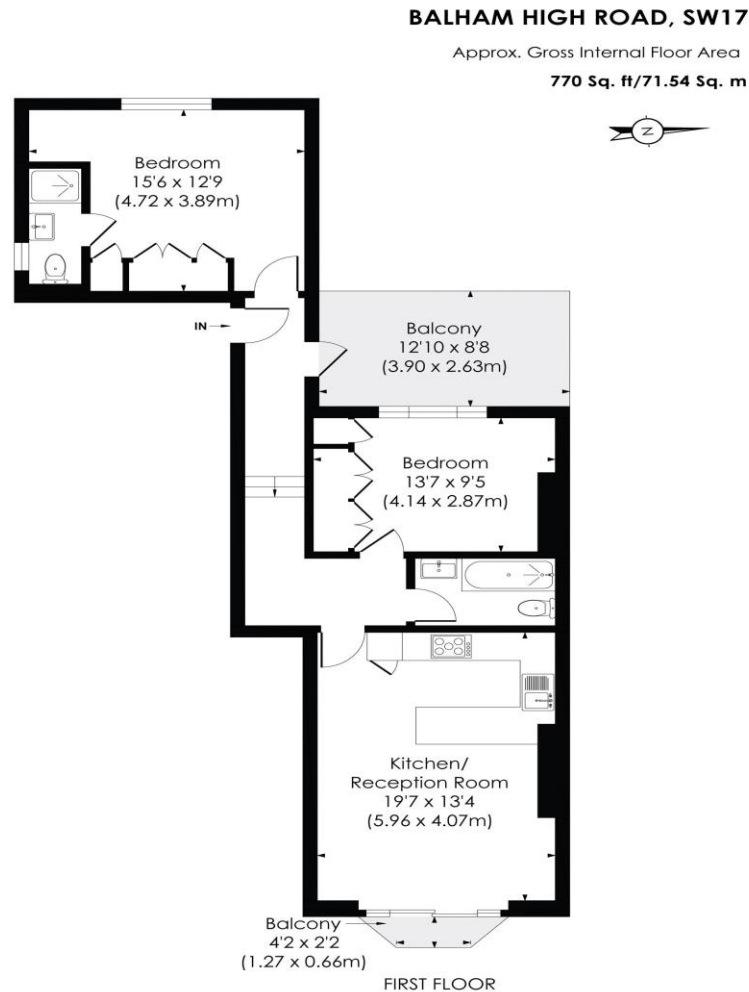
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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

We are delighted to present this beautifully bright and spacious two-bedroom apartment, extending to approximately 770 sq ft and ideally positioned within easy reach of both Balham and Tooting Bec. This well-appointed home offers a wonderful sense of light and space throughout, featuring high ceilings, tall windows, and engineered oak flooring within the stylish open-plan kitchen and living area. The apartment comprises two generous bedrooms, including a principal bedroom with en-suite shower room, alongside a separate modern bathroom conveniently located beside the second bedroom. A particular feature of the property is the benefit of two private outside areas, perfect for relaxing or entertaining, together with shared communal parking and excellent storage throughout. Ideally located close to the Northern Line, Overground connections, Tooting Bec Common, and the popular Lido, this apartment combines contemporary living with superb local amenities and transport links. Early viewing is highly recommended.

- TWO GENEROUS BEDROOMS
- TWO OUTSIDE AREAS FOR SOLE USE OF OWNER
- Shared Communal Parking
- En-suite and Family Bathroom
- Sophisticated Open Plan Kitchen / Reception Room
- Fitted Wardrobe Space including Ample Storage Throughout
- Walking Distance to Northern Line and Overground
- Wandsworth Borough Council
Council Tax: London Borough of Wandsworth
Band D £1,020 for 2026/2027

**Offers in Excess of £650,000. Leasehold, 113 years
Service charge £2,691**