

## Balham New Road, Balham, SW12

1 bedroom flat - purpose built for sale

£465,000

Leasehold

### Property Details

This fantastic one double bedroom top-floor purpose-built apartment offers a bright and airy layout combining modern design with practical features. The entrance hallway is welcoming and includes a generous storage cupboard. The open-plan kitchen and living area forms the heart of the home, with large double-glazed windows filling the space with natural light. The kitchen is fitted with sleek grey cabinetry, white worktops, and integrated appliances including an electric oven and ceramic hob, while vinyl flooring provides a stylish, practical finish. The double bedroom is a peaceful retreat with neutral décor, carpeted floors, and large windows. The bathroom features a modern white suite with a bath and overhead thermostatic shower, basin, WC, Porcelanosa wall tiles, and vinyl flooring. Residents benefit from a secure building with landscaped communal gardens, a communal cycle store, striking city views, and a secure audio entry phone system, making this apartment a comfortable, stylish, and convenient home.

### Features

- One double bedroom with views of The Shard and City
- Top floor flat
- Secure modern development
- Communal gardens
- Bright and airy
- Central Balham a six-minute stroll
- Short walk to Tooting Bec Common
- Local shops and cafes moments away
- Nine-minute walk to Balham Station (Northern Line & National Rail)
- Chain-free

Council tax band C    EPC rating C (79)





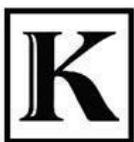
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**Balham New Road, SW12**  
**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **533 SQ FT / 49.5 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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