



Hydethorpe Road | | London | SW12 0JH

**£2,950 Per Month**



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Nestled in the desirable area of Balham, this charming flat on Hydethorpe Road offers a perfect blend of comfort and convenience. Spanning an impressive 772 square feet, the property features three bedrooms, making it an ideal choice for a family or a maximum of three sharers seeking a welcoming home.

The property boasts an open plan kitchen lounge that invites natural light, creating a warm and inviting atmosphere. The flat has a balcony, providing lovely views and an excellent space to unwind. The well-designed layout ensures that every corner of the home is utilised effectively, enhancing the overall living experience.

The property includes a modern bathroom, catering to the needs of its residents with ease. The excellent location further enhances its appeal, with local amenities, parks, and transport links just a stone's throw away, making daily commutes and leisure activities effortlessly accessible.

- 3 bedrooms
- Excellent Balham location
- Private balcony
- Cosy reception room
- Easy access to transport
- Bright and airy flat
- Ideal for family or sharers
- Modern bathroom
- Offered UNFURNISHED
- Great views



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band C  
 EPC Rating D

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