



Flat 1

Ramsden Road | | London | SW12 8QX

£1,795



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Nestled in the heart of Balham, on the desirable Ramsden Road, this modern flat offers a perfect blend of comfort and convenience. The property boasts a contemporary design and is ideal for a professional individual or a couple seeking a stylish living space.

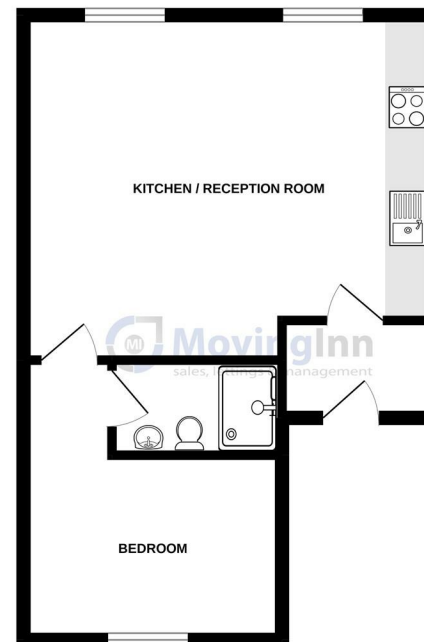
The flat features a well-appointed open plan kitchen lounge room that provides a welcoming atmosphere for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with modern fixtures, catering to your everyday needs.

One of the standout features of this property is its excellent location. Balham is known for its vibrant community, with an array of shops, cafes, and restaurants just a stone's throw away. Additionally, the area benefits from excellent transport links, making it easy to commute to central London and beyond.

- 1 bedroom, 1 bathroom flat
- Located in a sought-after area
- Available immediately
- Close to Balham amenities
- Shared garden access
- Perfect for an individual or a couple
- Wandsworth Council Tax
- Viewing recommended



FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA - 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C
EPC Rating C

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