

Hildreth Street, Balham, SW12

GUIDE PRICE £375,000 Leasehold

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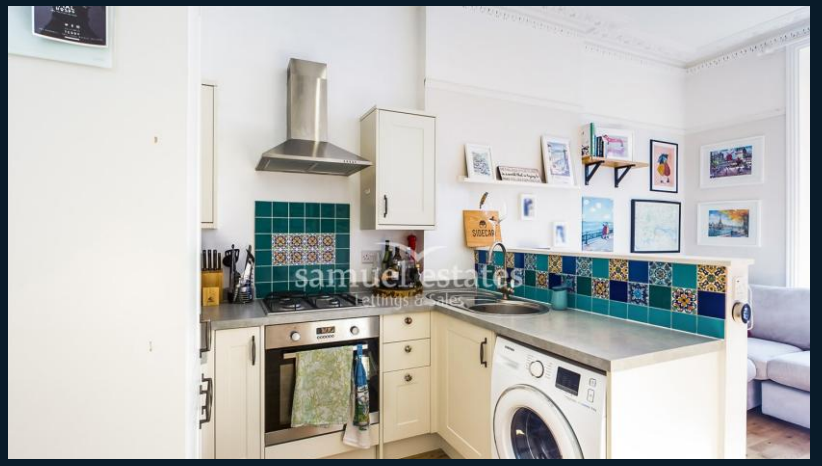
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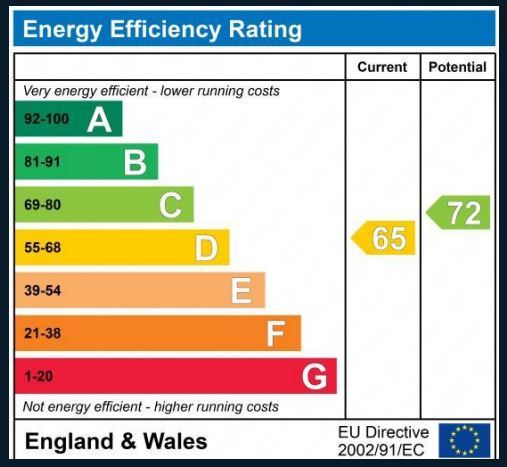
Property Description

A beautifully presented one bedroom flat located in the heart of Balham. This stunning one bedroom property comprises of a master double bedroom, fitted three piece bathroom with shower over bath, a modern kitchen and open plan lounge/diner.

The property is perfect location with Balham Overground and tube station just minutes away which gives easy access to Central London. There is also many fantastic amenities right on their doorstep, including popular shops, the renowned Devonshire Pub, and a Waitrose superstore. This stunning apartment offers the perfect blend of modern living and urban convenience.







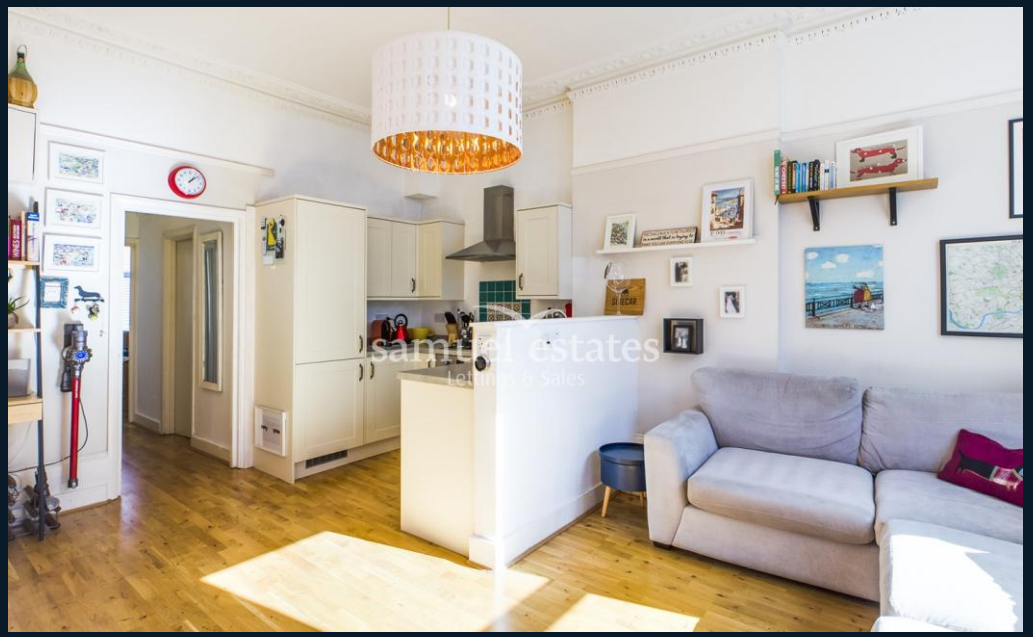
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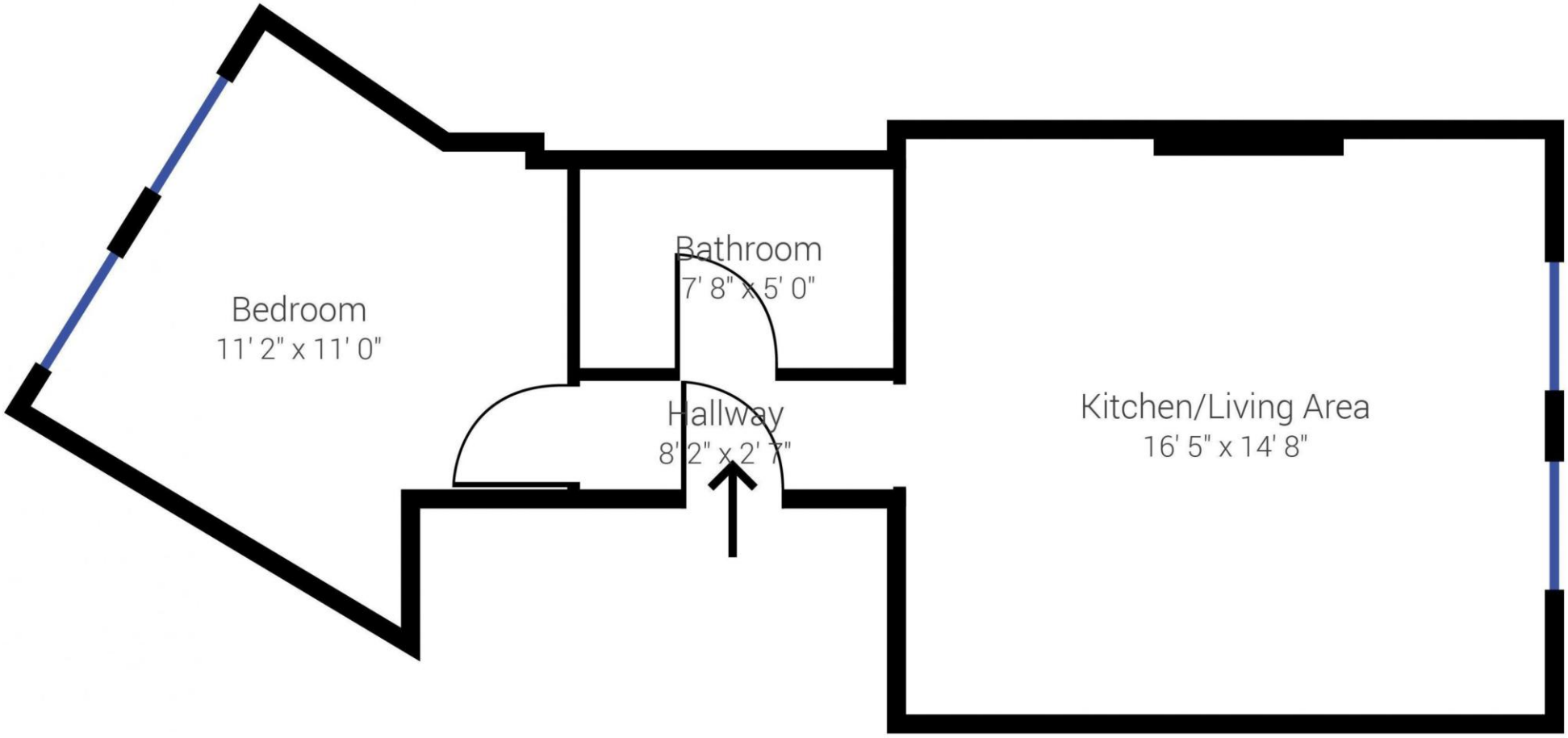
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J. EDOUARD PERNOT
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Address: 15a Hildreth Street SW12
Approximate net internal area: 426 ft² / 39.7 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Material Information

Tenure – Leasehold

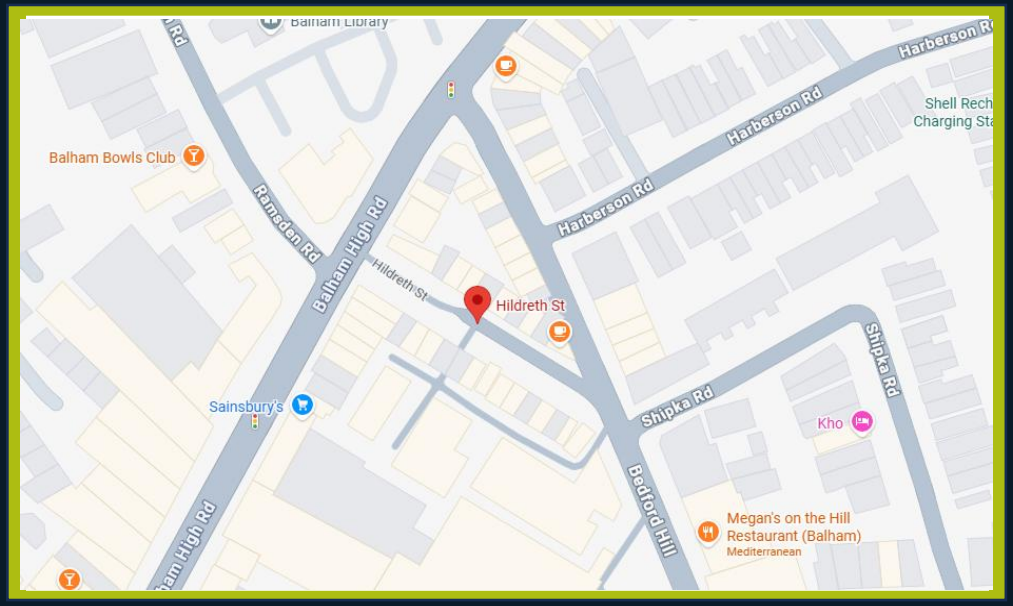
Length Of Lease – 105 years remaining

Service Charge – £1883.20

Ground Rent – £200

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)

Construction Type
Brick

Parking
No Parking

External Wall Survey
N/A

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Central Gas Heating

Broadband
Standard/ Superfast/ Ultrafast

Mobile Signal
Good Coverage

Flood Risk
Has the property been flooded in the past five years: **NO**
Risk Level: Low

Proposed Development in Immediate Locality?
None

Balham
45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

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