



PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

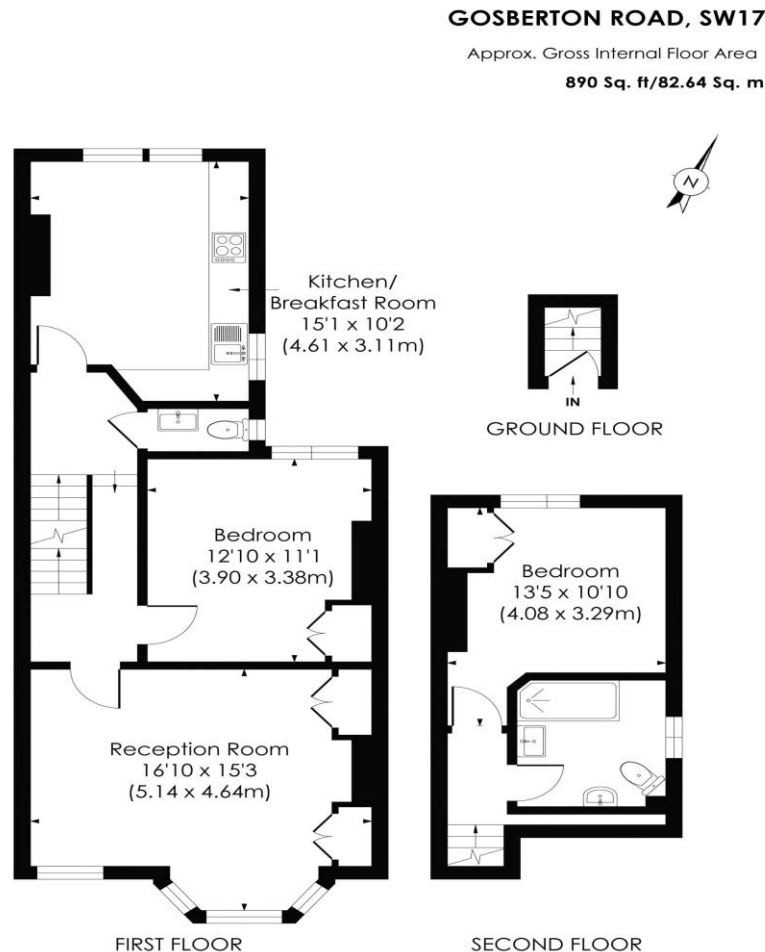
ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



240 Balham High Road
London SW17 7AW
Tel: 020 8772 1004
www.portersbalham.com
info@portersbalham.com
DX: 41604 Balham



First and Second Floor. Gosberton Road. SW12 8LF



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
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.

Beautiful, split level apartment, available immediately. This home has been tastefully decorated throughout in neutral tones with carefully chosen pops of colour, offering a warm and inviting living space. The property benefits from a spacious kitchen/breakfast room, WC facilities on both floors, and a main bathroom conveniently located alongside the bedrooms with feature fireplaces also. Large sash-style windows allow an abundance of natural light to flow throughout the property, enhancing the sense of space and character.

Please note, due to Wandsworth licensing regulations, this property is only available to a family or a maximum of two sharers

- SPLIT LEVEL
- TWO BEDROOMS
- W / C Facilities on both floors
- Good Size Kitchen / Diner
- Generous Sized Bathroom
- Feature Fireplaces
- Walking Distance to Balham inc. Stations
- Wandsworth Borough Council Tax

Council Tax: London Borough of Wandsworth Band D at £1,020 for 2026/27.

£3,000 per month.

Available Immediately.