

Hitherlands, London, SW12

3 1 1

£300,000 *Leasehold*

Situated within Little Dimocks, this generously proportioned three-bedroom apartment presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

KEY FEATURES

- Purpose-Built Development
- Sixth Floor Apartment
- Three Bedrooms
- 834 Sq. Ft.
- Private Balcony
- Spacious Reception Room
- Separate Kitchen





Tooting

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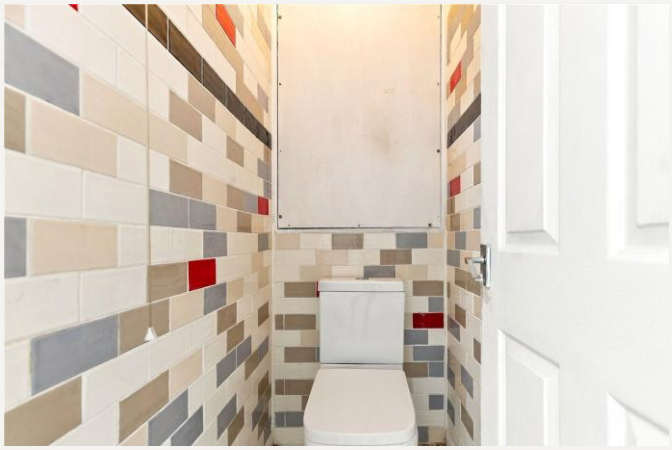
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Requiring refurbishment throughout, the property offers approximately 834 sq. ft. of accommodation, with a practical layout and excellent potential to be transformed into a stylish contemporary home.

Located on the sixth floor, the apartment comprises a spacious reception room with direct access to a private balcony, providing a pleasant outdoor space to relax and unwind. A separate kitchen offers ample scope for modernisation, whilst the accommodation further comprises three bedrooms, a shower room and a separate WC. The property would benefit from a comprehensive programme of refurbishment, presenting an excellent opportunity to reconfigure and update the interiors, subject to any necessary consents, and maximise the potential of the available space.







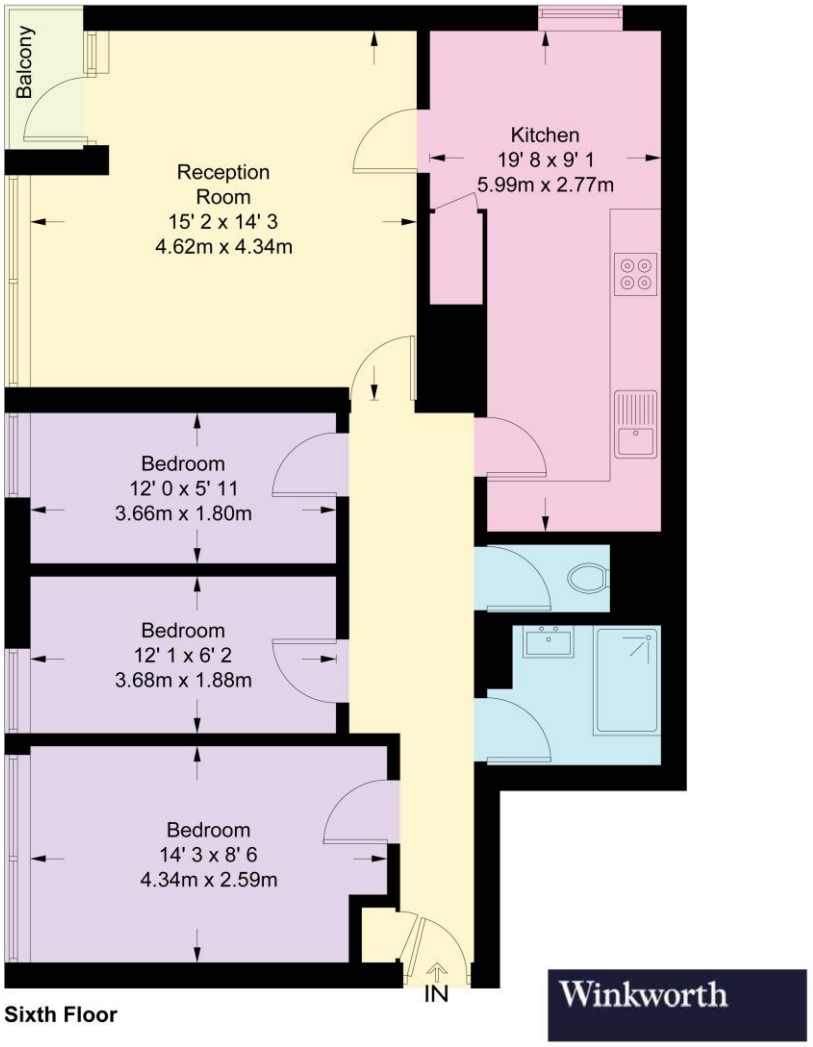


Little Dimocks is conveniently positioned for the amenities of Balham, with its excellent selection of independent cafés, restaurants, shops and supermarkets. Balham Underground and National Rail stations provide convenient transport connections into Central London, whilst nearby green spaces, including Tooting Bec Common, offer plenty of opportunities for outdoor recreation.

Offered with considerable potential, this property represents an exciting opportunity for buyers seeking a spacious apartment to renovate and personalise in a well-connected South West London location.

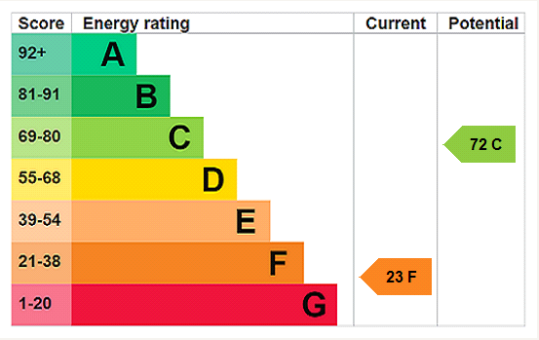
Little Dimocks

Approximate Gross Internal Area = 834 sq ft / 77.5 sq m



Sixth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



MATERIAL INFO

Tenure: Leasehold

Term: 85 years and 3 months

Service Charge: £1800 per annum

Ground Rent: Peppercorn

Council Tax Band: C

EPC rating: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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