



Boundaries Road, SW12

£700,000 *Leasehold*

A charming two-bedroom top-floor apartment with a stunning roof terrace set within a new-build development on Boundaries Road.

KEY FEATURES

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- Arranged over 852 sqft
- Master Bedroom with En-Suite
- Second Double Bedroom and Separate Bathroom
- Roof Terrace and additional balcony
- Excellent Storage Options
- Allocated Underground Parking
- Excellent Transport Links from Balham Train and Tube Station (5–7-minute walk)



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Arranged over 852 sqft., the property comprises of a spacious open plan kitchen/reception room/diner with access through the doors leading to the roof terrace over-looking the development's well-kept communal gardens, perfect for those hoping to host or entertain family and friends with its easy access to the kitchen. The flat features two bedrooms, one currently used as a study, with the master bedroom featuring built-in wardrobes, an ensuite, and an abundance of natural light in both rooms from the large windows. Further benefits include a large storage cupboard, a modern energy system, and an underground parking space. The property has been finished to an exceptionally high standard throughout.

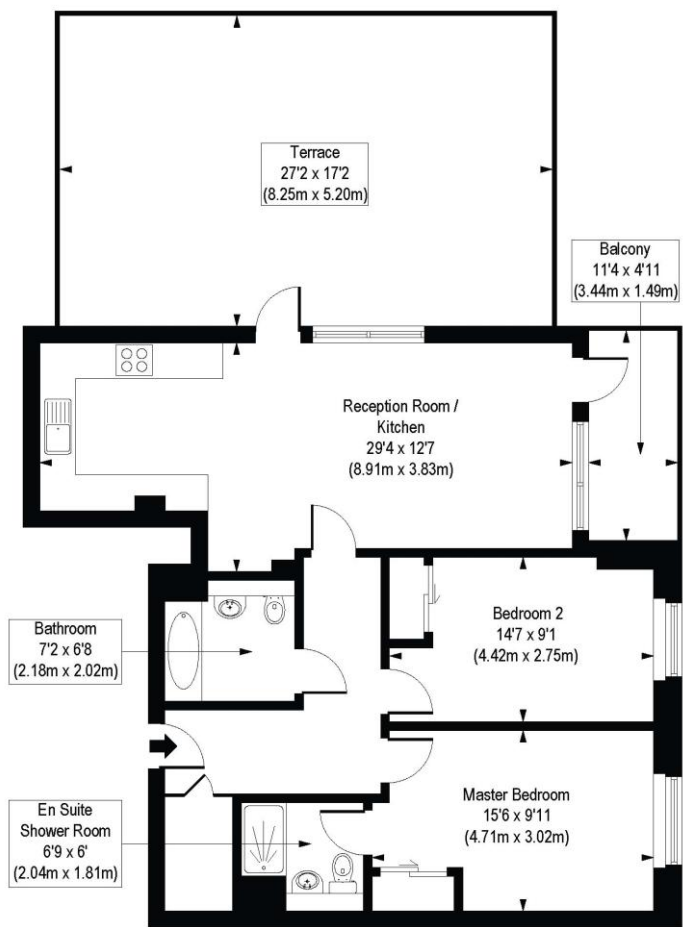
Penrose Court is moments from Balham Station, offering excellent links into central London. The flat is also nearby Balham high street, with easy access to its popular amenities, trendy bars and restaurants, independent cafes and boutique shops, and the green spaces of Wandsworth and Tooting Common only a short walk away.





Penrose Court, Boundaries Road, SW12

Approx. Gross Internal Floor Area 852 sq. ft / 79.13 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 113 years and 6 months
Service Charge: £4,400 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

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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