



BALHAM HIGH ROAD, SW17
£775,000 LEASEHOLD

A STYLISH TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This stylish and contemporary split-level apartment is beautifully presented, offering two spacious double bedrooms.

Upon entering, you are welcomed into a bright reception area featuring engineered wood flooring and recessed lighting. Moving through the hallway, there is a modern downstairs WC with tiled flooring, a sleek suite, and striking black fixtures.

At the rear of the ground floor, the modern kitchen boasts engineered wood flooring, a range of base units topped with crisp white countertops providing generous storage, integrated appliances, and a tiled splashback, complemented by elegant black fittings. A private balcony extends from the kitchen, creating an ideal spot for relaxing or entertaining guests.

The lower ground floor hosts the spacious master bedroom, finished with engineered wood flooring, recessed lighting, and direct access to a patio area. Its en suite shower room boasts tiled flooring, a walk-in shower, ample storage, and stylish black fixtures. The second double bedroom also features engineered wood flooring, recessed lighting, a built-in wardrobe, patio access, and an en suite bathroom with a modern three-piece suite, tiled floor and splashback, a black countertop, and generous storage.

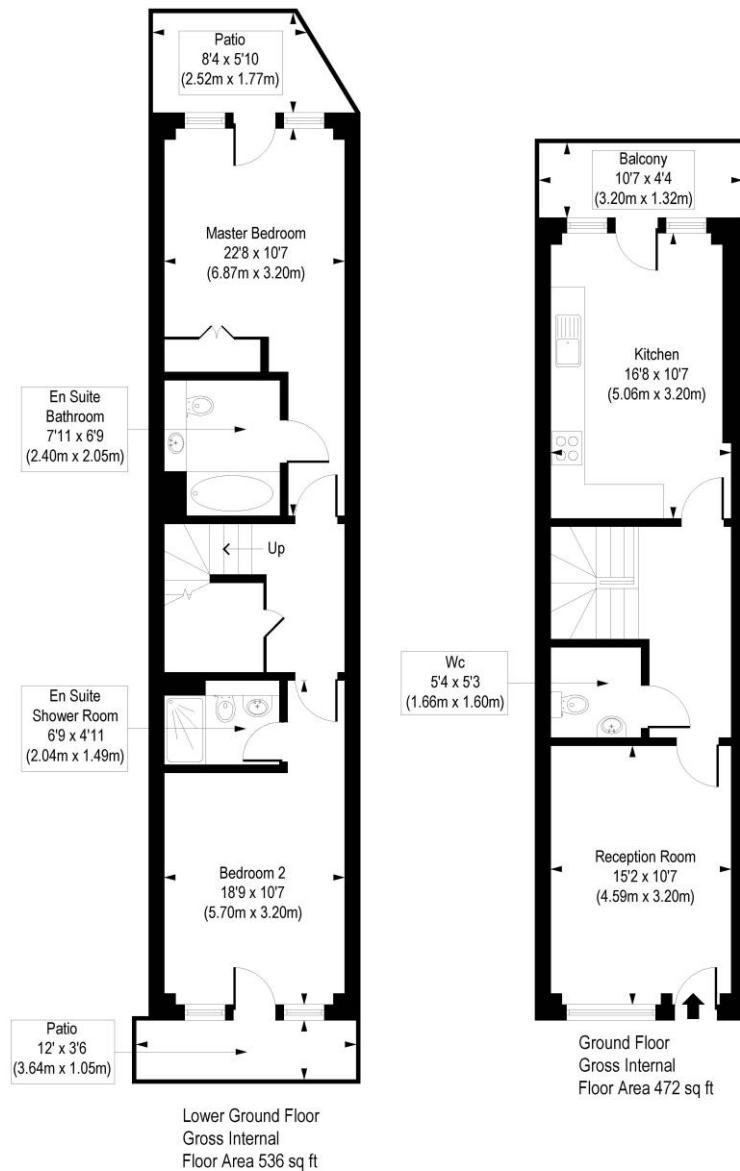
Tramyard Apartments, at 266 Balham High Road SW17, are perfectly positioned between Balham and Tooting Bec, giving residents an ideal mix of lively urban living and access to nearby green spaces. With both Balham and Tooting Bec stations just a short walk away, there are excellent Northern Line and National Rail connections for quick access to central London and beyond. The surrounding area is bustling with cafés, restaurants, pubs, and independent shops, while nearby Wandsworth Common and Tooting Common provide beautiful outdoor spaces for relaxation and recreation. This sought-after neighbourhood combines convenience, character, and a lively community atmosphere, making it an ideal place to live.

Wandsworth Council Tax Band: D



Tramyard Apartments, SW17

Approx. Gross Internal Floor Area 1007 sq. ft / 93.58 sq. m



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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		

Tenure: Leasehold

Term: TBC

Service Charge: £4254 per annum

Ground Rent: TBC

Council Tax Band: D

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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