



HILLGATE PLACE, SW12  
**£525,000 SHARE OF FREEHOLD**

## A ONE BEDROOM GROUND FLOOR GARDEN FLAT WITH SECURE PARKING.

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## DESCRIPTION:

This one-bedroom ground floor garden flat features a bright reception room with stylish engineered wood flooring. The adjoining kitchen is fitted with modern wall and base units, sleek black worktops, a tiled splashback, and integrated appliances. From the reception, doors open directly onto a private patio garden – an inviting space for both relaxing and entertaining.

The double bedroom is light-filled and benefits from built-in wardrobes and matching engineered wood flooring. The bathroom is finished to a contemporary standard, offering a three-piece suite with a smart tiled surround. In addition to the private garden, the property enjoys access to a communal courtyard and comes with an allocated secure underground parking space, providing both extra outdoor space and convenient parking.

Hillgate Place is a peaceful cul-de-sac tucked just behind Balham Hill, giving residents a real sense of privacy while still being minutes from the buzz of South London life. The street has a quiet, mews-like feel, yet step outside and you're quickly connected: Clapham South Underground (0.2 miles) is only a short walk away, with Northern Line trains into the West End and City, while Balham station (0.7 miles) offers both tube and rail services towards Victoria, making commuting and weekend trips effortless. Local bus routes along Balham Hill also provide easy links to Clapham Junction and beyond. With leafy Clapham Common around the corner and Balham's lively cafés, bars, and restaurants close at hand, Hillgate Place blends calm residential living with excellent transport options and a vibrant neighbourhood atmosphere.

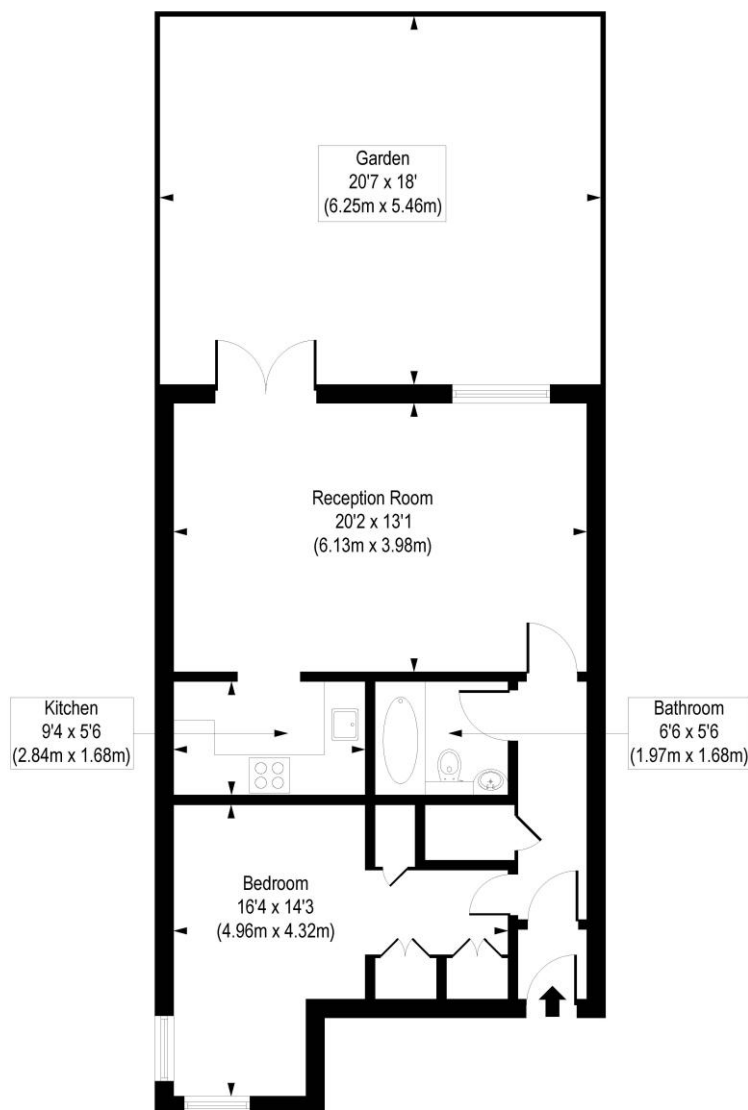
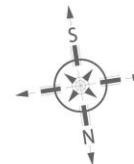
Wandsworth Council Tax Band: D





# Hillgate Place, SW12

Approx. Gross Internal Floor Area 614 sq. ft / 57.05 sq. m



Ground 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.

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             |         |           |
| 69-80 | C             | 73 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Share of Freehold

**Term:** 900 years

**Service Charge:** £2000 per annum

**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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