



Byrne Road, SW12

£425,000 *Leasehold*



A well-presented one double bedroom lower ground floor apartment.

#### KEY FEATURES

- One Bedroom Apartment
- Large Double Bedroom
- Private Patio Garden
- Own Front Door
- Great Location
- Residents Parking Permit



Tooting

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A well-presented one double bedroom lower ground floor apartment with its own private patio garden, situated on a residential road in Balham. The property comprises a double bedroom with fitted wardrobes, a fully fitted kitchen in good condition, and benefits from its own front door.

Byrne Road is located a short stroll from central Balham with station offering the underground and overground, plus a plethora of excellent local amenities including some of the best bars, eateries and boutique shops in Southwest London.







## MATERIAL INFO

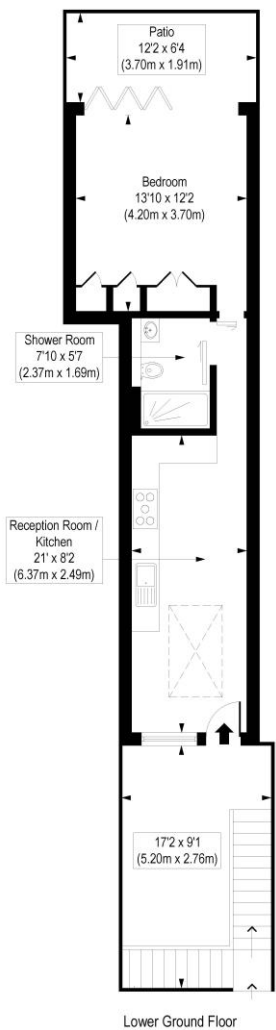
**Tenure:** Leasehold

**Term:** 117 year and 8 months

**Council Tax Band:** C

**EPC rating:** C

Byrne Road, SW12  
Approx. Gross Internal Floor Area 410 sq. ft / 38.05 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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