



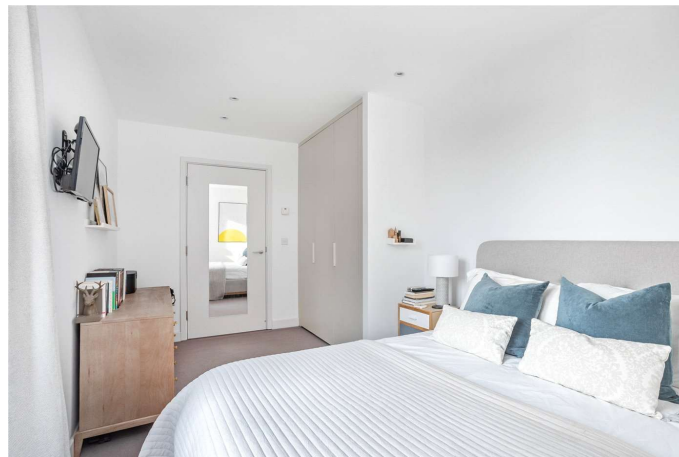
BALHAM HIGH ROAD, SW17
£500,000 LEASEHOLD

Winkworth

BALHAM HIGH ROAD, SW17

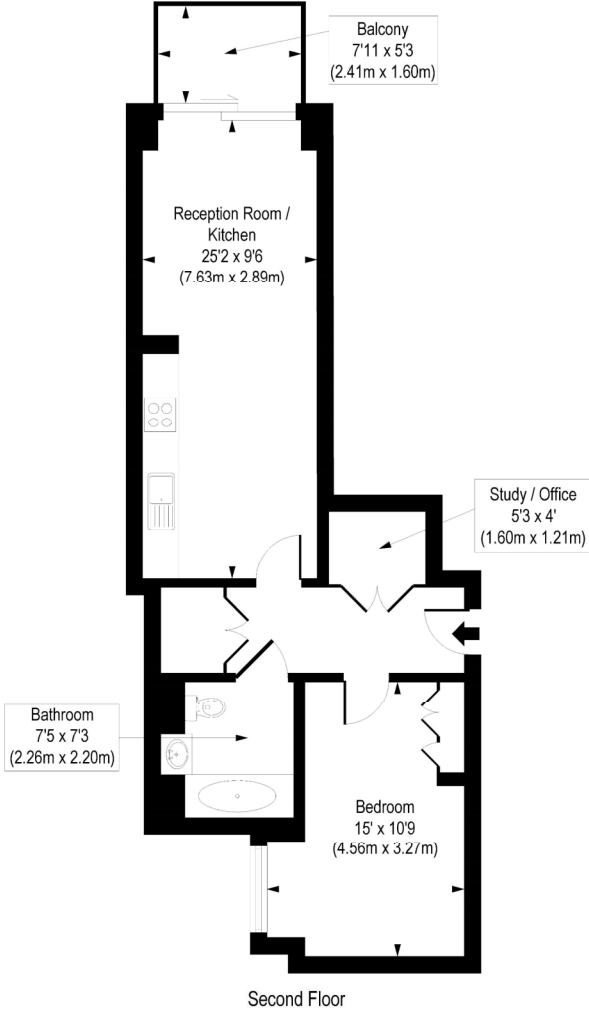
A modern, well-presented apartment with a double bedroom, a spacious open plan kitchen/reception room with a private balcony and a stunning bathroom suite. Situated in central Balham. The development was awarded the 'Best Residential Development for London' at the International Property Awards 2018. The current owners have cleverly created an office space within the large storage cupboard.

Located on Balham High Road, this flat is in a fantastic position for easy access to all the local amenities, being just moments from Balham mainline and underground stations, and all of the shops, bars and restaurants are within minutes of the front door. The green open spaces of both Tooting Bec Common, Clapham Common and Wandsworth Common are also within close proximity.





Balham High Road, SW17
 Approx. Gross Internal Floor Area 551 sq. ft / 51.19 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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