



Flat 2

Ramsden Road | London | SW12 8QX

£2,650 Per Month



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Nestled in the heart of Balham, on the desirable Ramsden Road, this splendid top floor flat offers a perfect blend of modern living and convenience. Spanning an impressive 1,004 square feet, the property boasts two well-proportioned bedrooms and two contemporary bathrooms, making it an ideal choice for professionals or small families seeking comfort and style.

This flat has been recently redecorated, ensuring a fresh and inviting atmosphere throughout. The spacious open plan kitchen and lounge provides a welcoming space for relaxation and entertaining, while the well-designed layout enhances the flow of natural light, creating a warm and airy environment.

One of the standout features of this property is the shared garden, offering a tranquil outdoor space for residents to enjoy. Whether you wish to unwind with a book or host a small gathering, this garden provides a delightful retreat from the hustle and bustle of city life.

- Top floor flat, bright and airy
- Recently redecorated throughout
- Prime location in Balham
- Unfurnished, personalise your space
- Two modern bathrooms
- Shared garden for relaxation
- Available immediately
- Spacious 1,004 sq ft flat

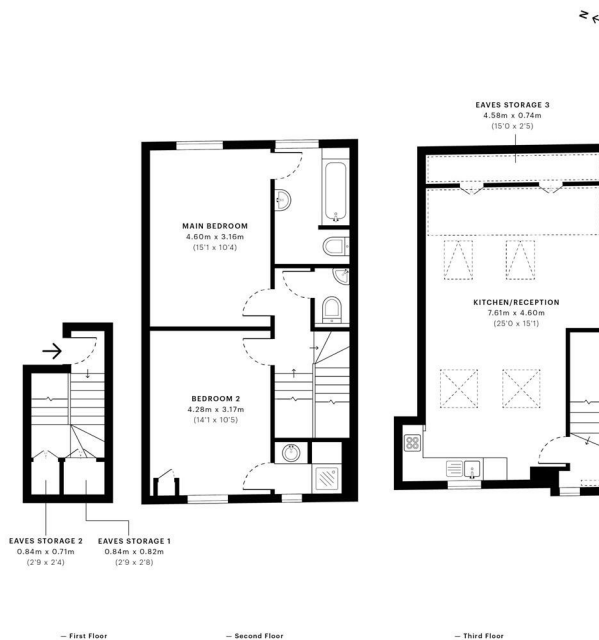


Ramsden Road, SW12

CAPTURE DATE: 26/03/2021 LASER SCAN POINTS: 2,743,030

GROSS INTERNAL AREA

93.28 sqm / 1004.06 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes voids, external head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.8 m
93.28 sqm / 1004.06 sqft	81.67 sqm / 879.09 sqft	0.00 sqm / 0.00 sqft	10.59 sqm / 113.99 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrations only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 86.02 sqm / 923.91 sqft
IPMS 3C RESIDENTIAL 82.26 sqm / 885.44 sqft
spec id: 6059b1a1137eb10d8c9f6944

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band D
EPC Rating C

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