



**2 Bed  
Flat  
located on Balham  
High Road.  
SW12**

Asking price £395,000

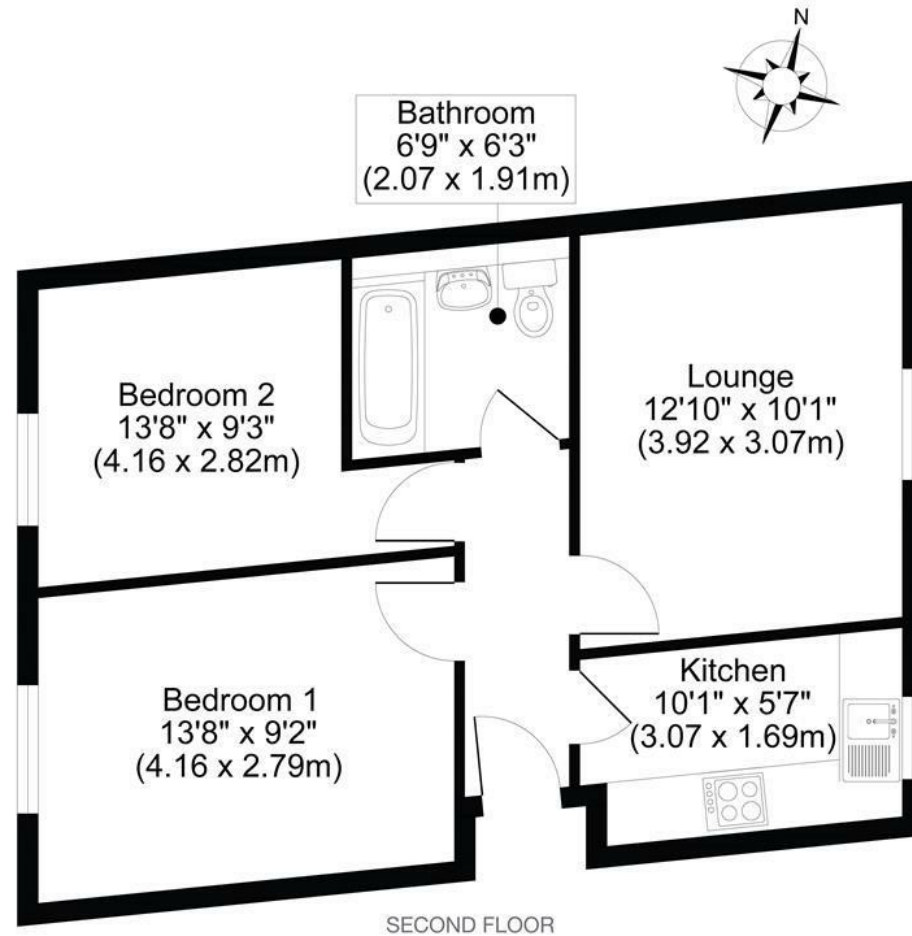


**SECOMBE**  
estates

Balham High Road  
London  
SW12 9AL

Living Room  
Bedroom One  
Bedroom Two  
Bathroom  
Kitchen

BALHAM HIGH ROAD, SW12  
TOTAL APPROX FLOOR PLAN AREA 506 SQ.FT (47 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Nestled in the vibrant area of Balham is this charming flat, offering a delightful blend of character and modern living. Spanning an impressive 506 square feet, the property features two well-proportioned double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home in a bustling neighbourhood.

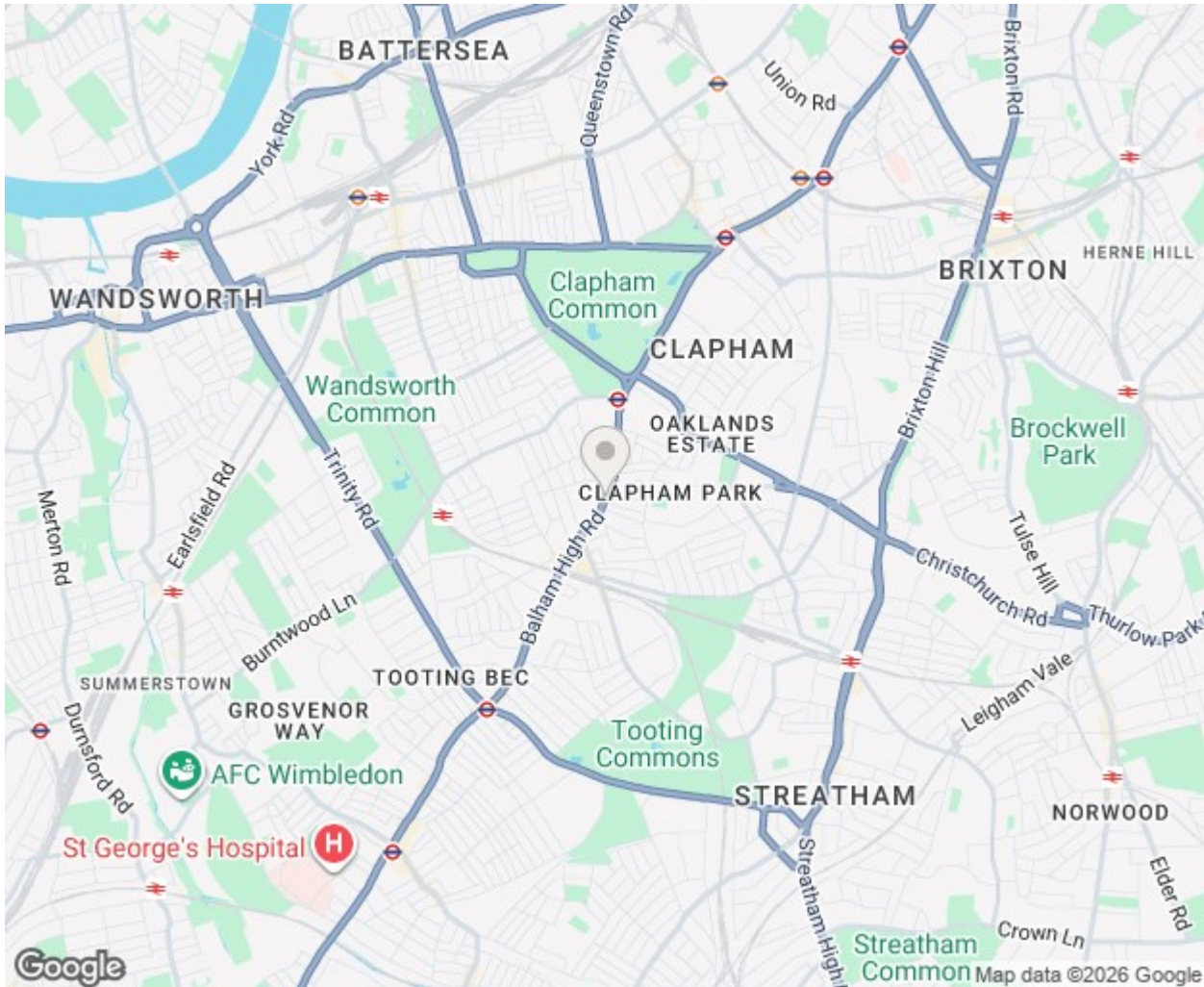
The flat boasts a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. The space is filled with natural light, creating a warm and inviting atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

Constructed between 1910 and 1919, this property retains a sense of historical charm while providing the essential amenities for contemporary living. The location on Balham High Road places you within easy reach of a variety of shops, cafes, and restaurants, as well as excellent transport links, making commuting to central London a breeze. Both Balham and Clapham South's Northern Line tube station are within a short walk.

This flat presents a wonderful opportunity to embrace life in one of London's most sought-after areas. Whether you are looking to invest or find your next home, this property is sure to impress with its blend of comfort, convenience, and character. \* Disclaimer - There is a potential risk of subsidence which would need to be investigated.



- Equidistant to Balham and Clapham South
- High Rental Yield
- Two Double Bedrooms
- Close to Transport
- Separate Living Room
- Secure Entrance



**CONTACT**

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 81        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

