

Emma's

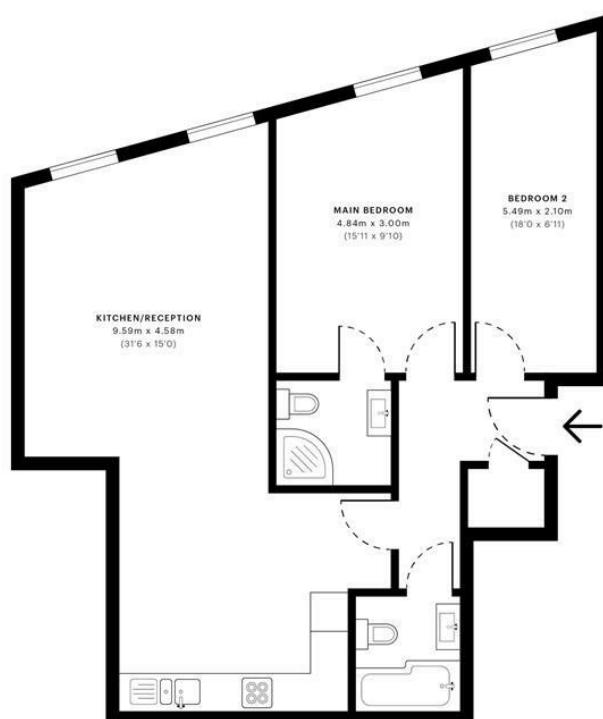


Flat 2, 172 Balham High Road, London, SW12 9BW

A light and spacious two double bedroom, two bathroom flat, with large open plan living room, finished with high quality, modern decor, fixtures and fittings. The building is close to Hildreth Street Market and moments from Balham Tube Station.

- High quality, modern decor, fixtures and fittings
- Wood laminate floors throughout
- No parking available with property
- Desirable neighbourhood with local amenities
- Meters from Balham Tube Station
- Two bathrooms (one ensuite)

£2,400 Per Calendar Month



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
73.83 sqm / 794.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
70.99 sqm / 769.82 sqft

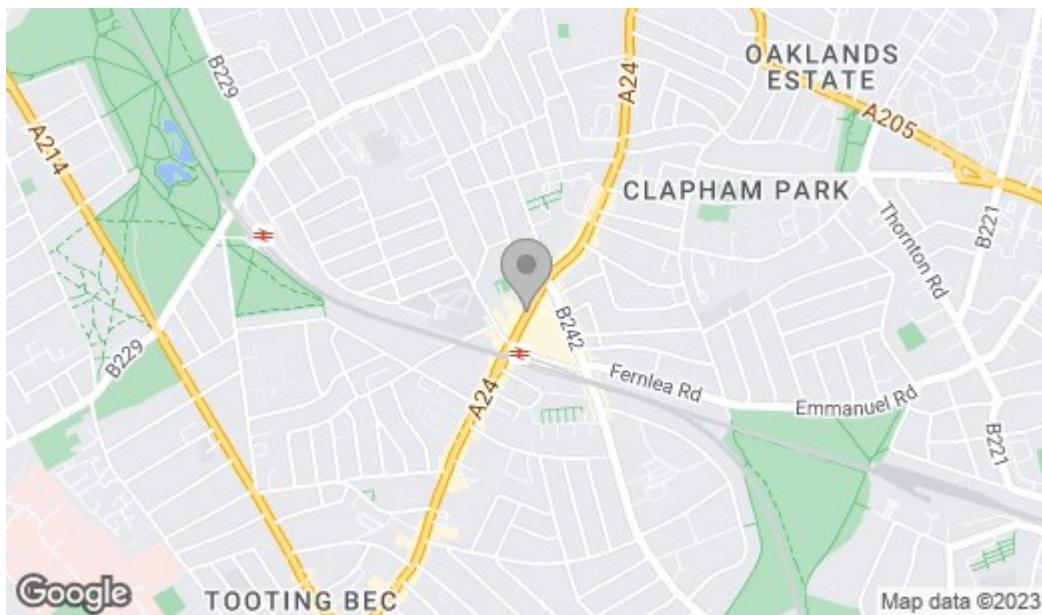
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandahs, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEIGHT HEIGHT
Understands as under 5.5 m
0.00 sqm / 0.00 sqft



Specified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gardens are illustrative 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.

PPMS 09 RESIDENTIAL: 70.99 sqm / 769.82 sqft
PPMS 02 RESIDENTIAL: 70.99 sqm / 769.82 sqft
SPPC ID: 5640869072a06f60d84532f54



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	79
(81-91)	B		
(69-80)	C		
(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
Environmental Impact (CO ₂) Rating		

Very environmentally friendly - lower CO ₂ emissions (92 plus)		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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