

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

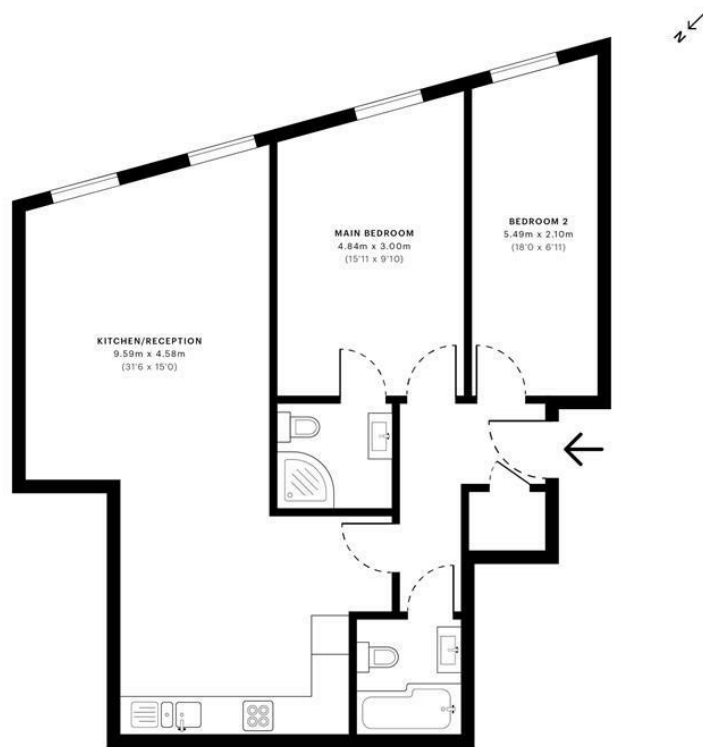


Balham High Road, SW12

CAPTURE DATE 14/03/2023 LASER SCAN POINTS 32,432,715

GROSS INTERNAL AREA

73.83 sqm / 794.70 sqft



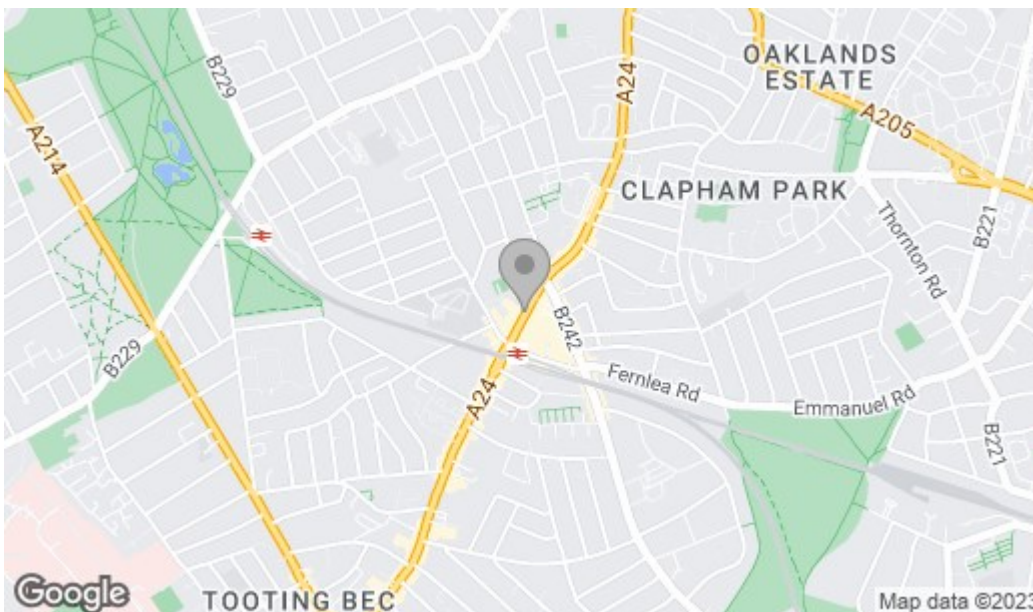
— First Floor



Specified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors Property Measurement Standards.
Plans and figures 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 measurement points of measurements captured in the scan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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