

## Balham New Road, Balham, SW12

1 bedroom flat - purpose built for sale

£550,000

Leasehold

### Property Details

This fantastic one double bedroom ground floor purpose-built apartment features a private terrace and its own front door. The large, welcoming hallway offers plenty of storage cupboards and a charming nook, perfect for a home workspace, with carpet underfoot and neutral décor creating a calm, inviting atmosphere. The open-plan living area is bright and airy, with French doors and large glazed windows either side filling the space with natural light. The kitchen is tucked away to one side, fitted with contemporary shaker-style cabinetry, a crisp subway tile backsplash, sleek worktops, and integrated appliances including an oven, hob, and dishwasher, with ample space for dining. The double bedroom features a striking green panelled feature wall and built-in wardrobes, while the generously sized bathroom includes a shower over the bath and a window for natural ventilation. The private terrace, enclosed with a picket fence and shrubs, provides a tranquil outdoor space, and residents benefit from landscaped communal gardens, a secure building, an audio entry phone system, and a communal cycle store.

### Features

- One double bedroom
- Private terrace
- Own front door
- Ground floor
- Communal gardens
- Modern development
- Central Balham a six-minute stroll
- Short walk to Tooting Bec Common
- Local shops and cafes moments away
- Nine-minute walk to Balham Station (Northern Line & National Rail)

Council tax band C

EPC rating C (80)







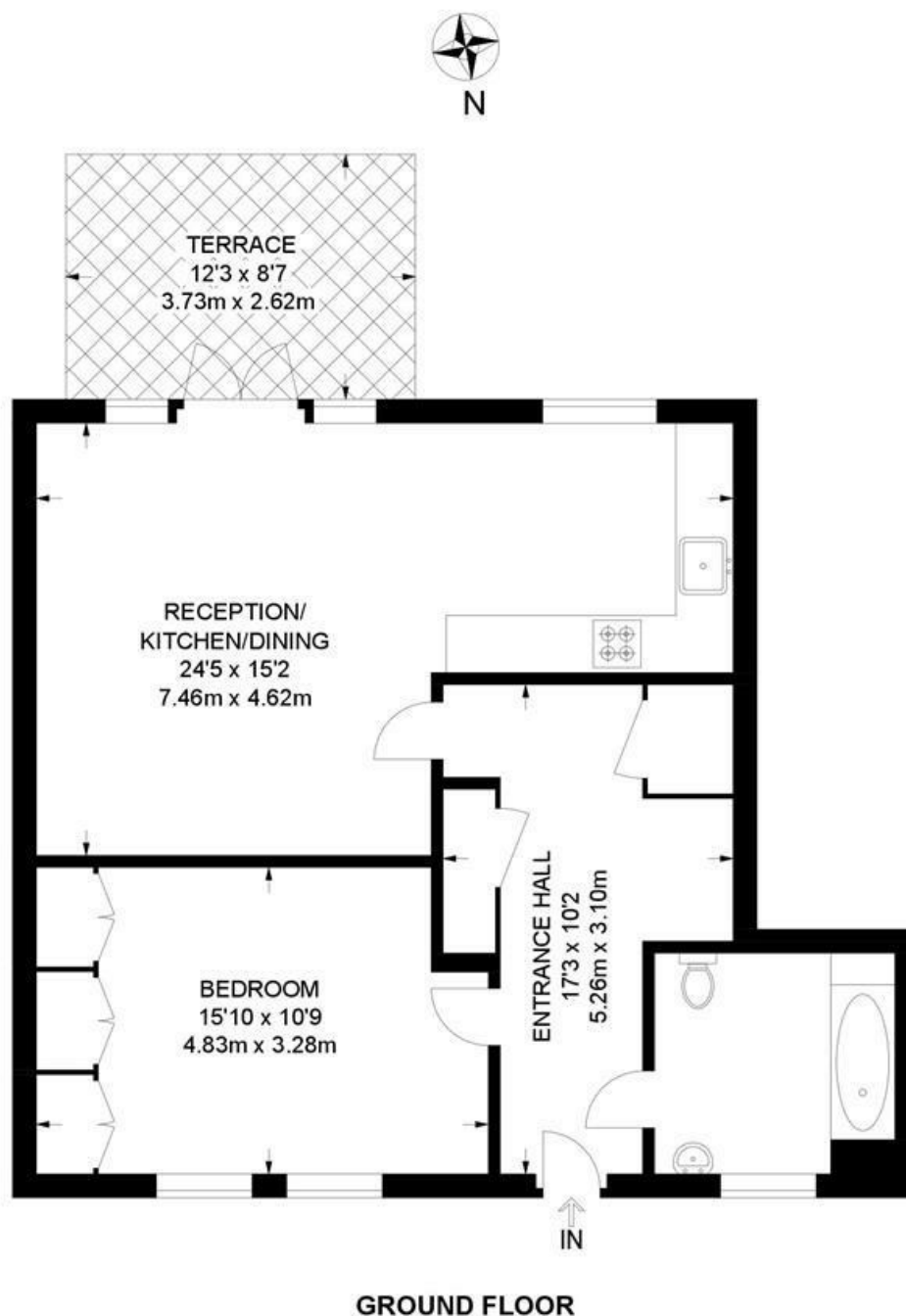


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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 687 SQ FT / 63.8 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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