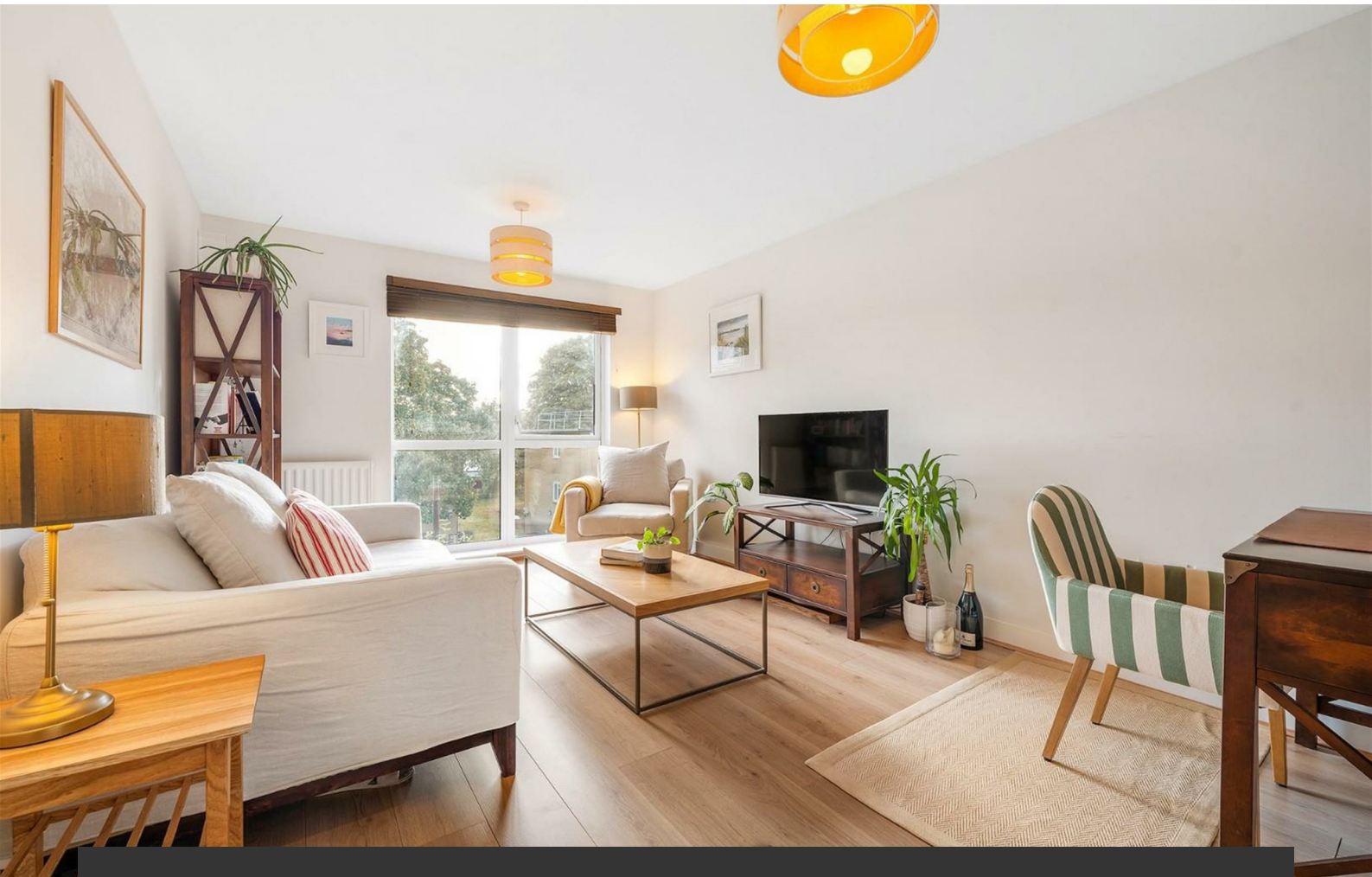




## Limerick Close, Balham, SW12

2 bedroom flat for sale

£480,000

Leasehold

### Property Details

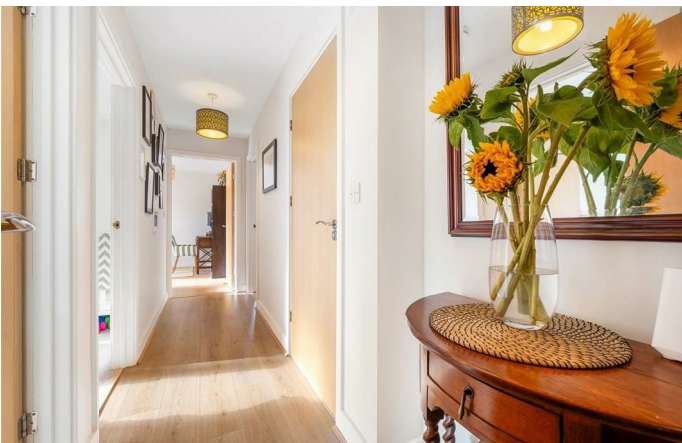
A spacious two double bedroom apartment, set on the third and top floor of a modern development in a quiet setting between Balham and Clapham. Particularly bright throughout, the property benefits from almost floor-to-ceiling windows in almost every room, with the generous reception room enjoying leafy outlooks and ample space for relaxing, entertaining and working from home. The separate kitchen-diner is smart and well-equipped, with sleek cabinetry, integrated appliances and a dedicated dining area beside the windows, ideal for sociable meals. Both bedrooms are genuine doubles of similar proportions, offering excellent flexibility for children, guests, a home office or rental. A modern family bathroom and useful hallway storage complete the accommodation. Residents also benefit from well-maintained communal gardens, excellent energy efficiency and the peace of a secluded setting, whilst remaining within easy reach of the extensive amenities, restaurants and transport links of both Balham and Clapham.

### Features

- Two double bedrooms
- Large windows in all major rooms
- Bright top floor setting
- Over 750 square feet
- Beautifully presented
- Modern building with long lease
- Allocated parking space
- Balham High Road an eight-minute stroll away
- Ten minute walk to Balham stations
- Clapham & Tooting Bec Commons close by

Council tax band C

EPC rating B (81)

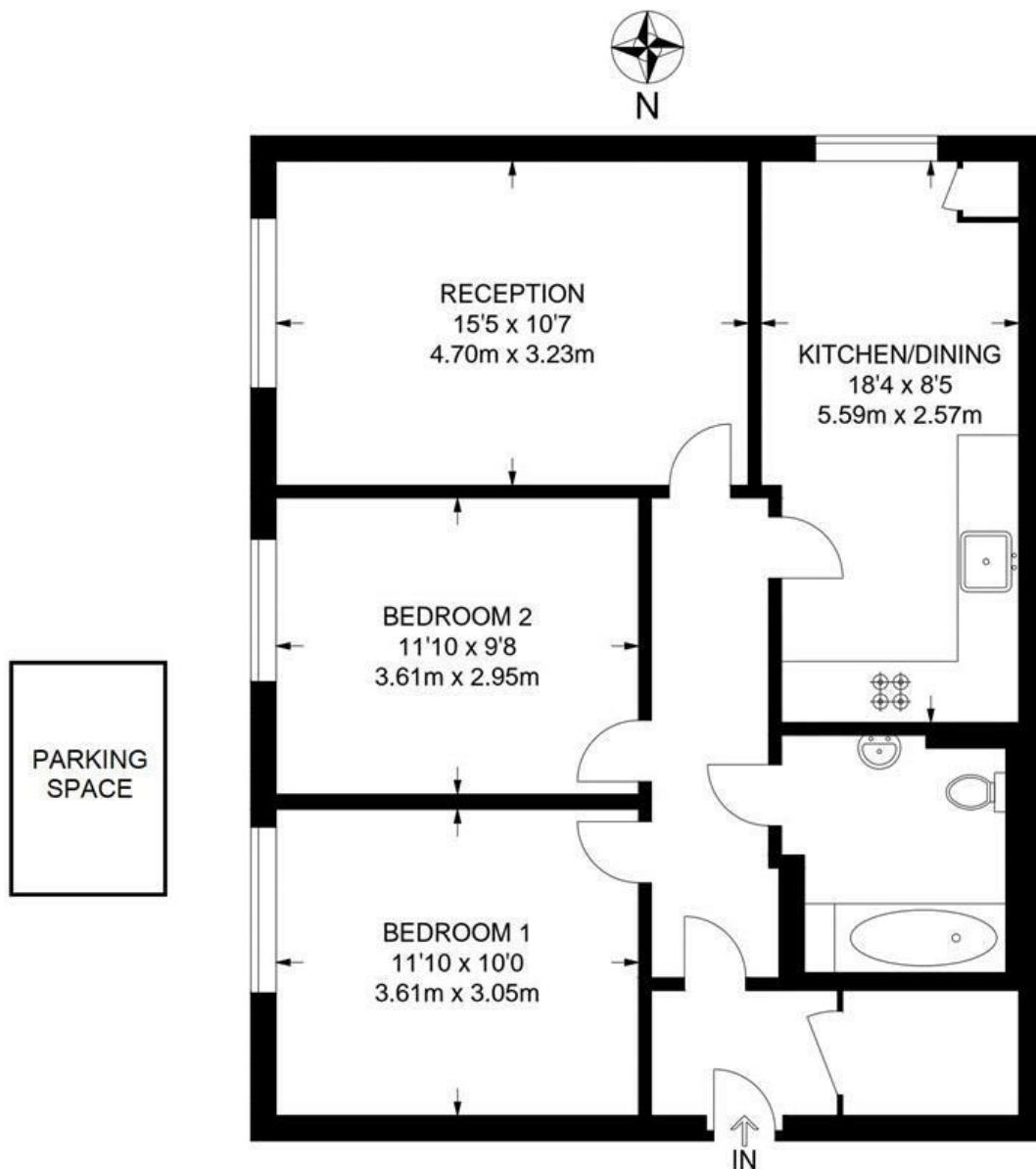


Limerick Close, Balham, SW12

## Limerick Close, SW12

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **756 SQ FT / 70.2 SQ M**



**THIRD FLOOR**



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.

Limerick Close, Balham, SW12

