



**Old Devonshire Road, Balham, SW12**

2 bedroom flat - purpose built for sale

**£565,000**

Leasehold

## Property Details

A smartly presented two bedroom, two bathroom apartment with access to well-maintained residents' grounds, set within a contemporary gated development. Favourably positioned on the far side of the building away from the bustle, the home enjoys high energy efficiency and a well-kept environment. A new water tank and pump were installed in 2022, further enhancing reliability, with new flooring laid in 2021. The welcoming entrance hall offers two generous storage cupboards. At the heart of the property, an impressive open-plan reception extends over six metres, with two large windows bathing the lounge in natural light. The contemporary horseshoe kitchen provides plentiful storage, extensive worktops and integrated appliances, framing a freestanding island and dining area. Both bedrooms are neutrally finished with ample wardrobe space, the principal benefitting from an en-suite. A stylish main bathroom with rain shower over bathtub completes the interior. A cycling store is located to the rear.

Council tax band D

EPC rating B (83)

## Features

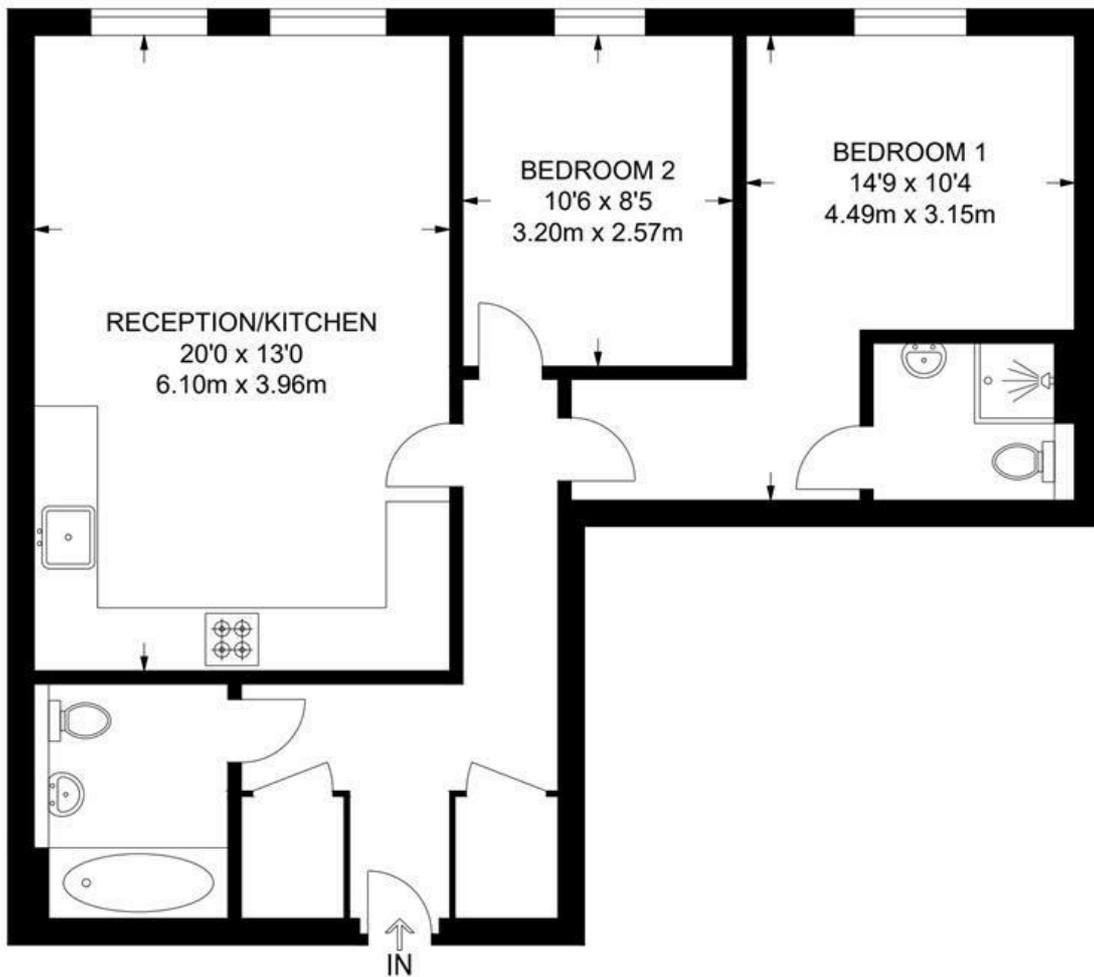
- Two bedrooms
- Two bathrooms
- Spacious open-plan reception
- Gated development
- Residents' grounds
- Communal bike storage
- Balham High Street at the top of the road
- Northern Line and Overground both around an eight-minute walk
- Greenery of Tooting Bec Common a six-minute stroll
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **713 SQ FT / 66.2 SQ M**



**FIRST 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.

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