

## Balham Hill, Clapham South, SW12

1 bedroom flat - conversion for sale

£400,000

Leasehold

### Property Details

A charming one double bedroom apartment set on the second floor of an attractive Victorian property on Balham Hill, moments from Clapham Common and Clapham South Tube. Elevated above street level the home enjoys excellent natural light. The heart of the property is a bright and spacious reception room with high ceilings and large windows that flood the space with daylight offering ample room to relax, dine and entertain. Wrapping neatly around the dining area the modern kitchen features sleek white cabinetry, generous storage and extensive worktop space designed for practical cooking while remaining sociable with the living area. Positioned to the rear the generous double bedroom is tucked away from the exciting buzz of the area, with space for wardrobes and storage. Centrally located the bathroom separates the bedroom from the reception and is finished in neutral tones, complete with a bathtub and overhead shower. Enviously located on the Clapham South end of Balham Hill, with a bus stop outside and Tube across the street, making commuting as speedy and safe as possible.

### Features

- One double bedroom
- Victorian conversion
- 150+ Year Lease, Low Service Charge & Ground Rent
- Bedroom tucked to the rear
- Extremely convenient location
- Views of Clapham Common which is located moments away
- Northern Line just across the street
- Bus stop right outside
- Supermarkets and eateries on the doorstep

Council tax band C      EPC rating C (77)

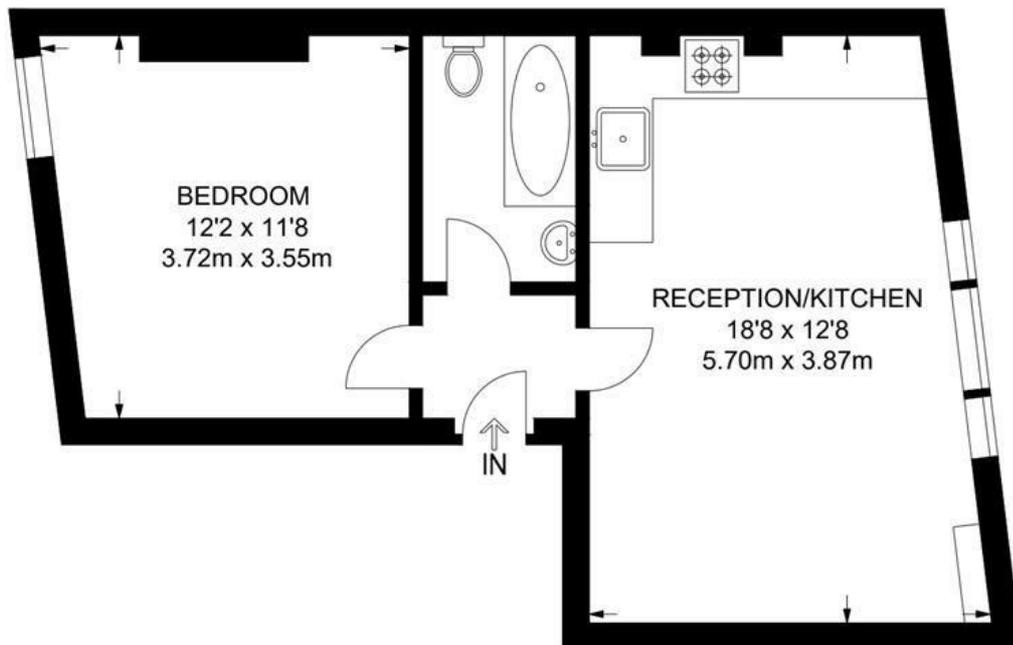


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## Balham Hill, SW12

### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **421 SQ FT / 39.1 SQ M**



#### SECOND 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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