



## Balham Grove, Balham, SW12

2 bedroom flat - purpose built for sale

£565,000

Leasehold

### Property Details

A superb apartment with two double bedrooms, a private terrace and direct access to communal grounds plus underground parking, within the popular, gated Blueprint Apartments. Large light-drenching windows ensure a leafy outlook, feeling worlds away from city life. The property has an excellent energy rating, well-insulated to reduce bills and promoting a quiet ambience. The spacious semi-open-plan reception has multiple floor-to-ceiling doors opening to the private terrace and out to the communal grounds. The reception dimensions allow for comfortable living within a stylish, modern environment. The kitchen has plenty of storage within shaker cabinetry, an inviting space in which to cook. Both bedrooms are generous doubles, with large windows and engineered flooring, one with built-in wardrobes. Conveniently set in the centre of the home the bathroom has a bathtub with overhead rain shower. There is a generous double cupboard within the entrance hall. Further benefits are well-maintained communal grounds to both front and rear and secure gated entrances. The property was purchased as Shared Ownership and will be staircased in with the sale so the new owner will be purchasing with full ownership.

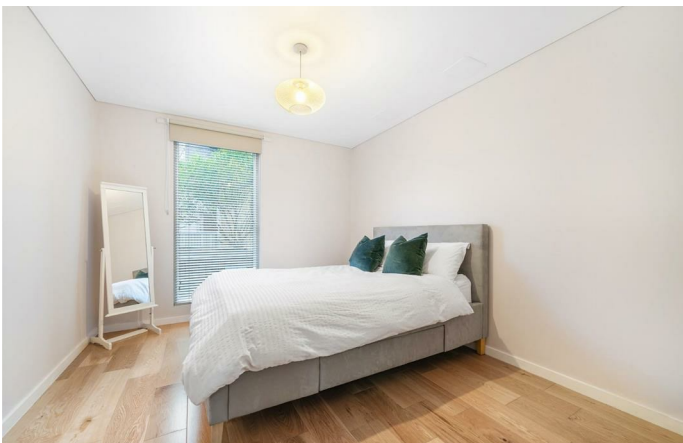
Council tax band E

EPC rating C (80)

### Features

- Two double bedrooms
- Private garden terrace
- Direct access to communal grounds
- Secure gated development
- Underground parking
- Vast array of amenities on the doorstep
- Moments to Balham High Road
- Northern line and trains a four and five-minute stroll
- Between Wandsworth, Clapham and Tooting Bec Commons
- Chain-free

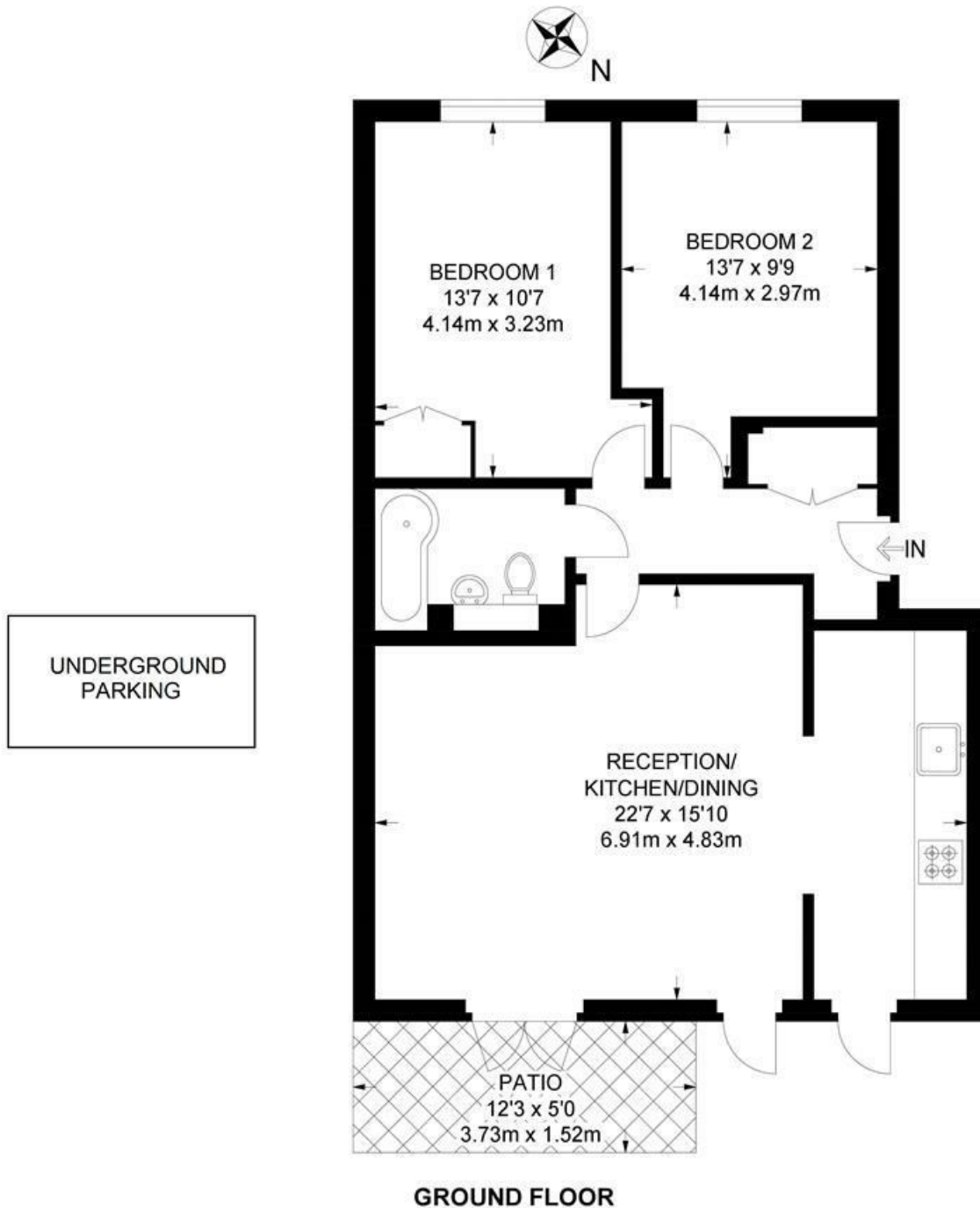




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 690 SQ FT / 64.1 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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