



## Thornton Gardens, Balham, SW12

3 bedroom flat - purpose built for sale

£440,000

Leasehold

### Property Details

This bright and spacious three-bedroom purpose-built flat with a South-facing private terrace is located on the second floor, set within a quiet cul-de-sac and surrounded by communal gardens. Spanning approximately 772 square feet, it maximises natural light with a dual-aspect layout. The generous living room features large windows and a private balcony, perfect for relaxing or entertaining. The separate kitchen is stylish and functional, with shaker-style navy cabinetry, integrated appliances, and access to the balcony. Two double bedrooms offer ample space, while the third is ideal as a home office or guest room. The contemporary family bathroom boasts a walk-in shower with matte black fittings and elegant herringbone tiles. Residents benefit from communal gardens and easy access to Streatham Hill, Balham, and Clapham South stations, plus nearby amenities. Outdoor lovers will appreciate the proximity to Tooting Bec Common, while vibrant local high streets offer shops, cafés, and restaurants.

### Features

- Three bedrooms
- Second floor purpose built flat
- South-facing private terrace
- Communal gardens
- Bright and airy throughout
- Located on a peaceful cul-de-sac
- Close to Tooting Bec Common
- Central Balham within walkable distance
- Excellent transport links via Balham, Clapham South and Streatham Hill stations

Council tax band C

EPC rating D (62)



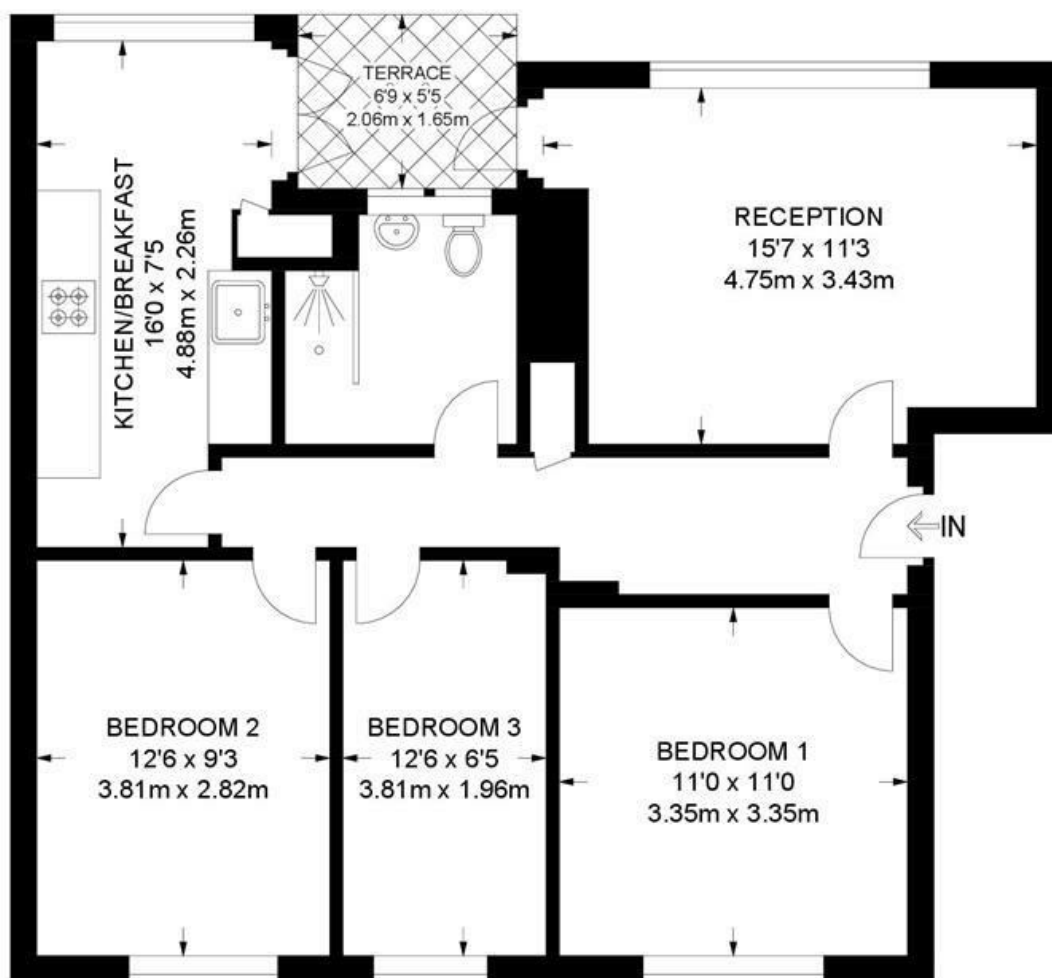


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### 3 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 772 SQ FT / 71.7 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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