

## Balham Grove, Balham, SW12

2 bedroom flat - conversion to let

£600 Per Week

Furnished

### Property Details

Keating Estates are delighted to present this stunning and spacious two-bedroom flat, set within an attractive period conversion just off Bedford Hill moments from the vibrant heart of Balham.

Tastefully decorated throughout, the property exudes a warm and inviting atmosphere. At the heart of the home is a generous reception room bright, neutral, and perfect for both relaxing and entertaining. This expansive space flows seamlessly into a fully integrated kitchen, complete with ample cupboard and storage space ideal for those who enjoy cooking or hosting.

The principal bedroom is a well proportioned double and has plenty of storage, while the second bedroom also comfortably accommodates a double bed making it ideal as a guest room, home office, or versatile space to suit your needs. A sleek, contemporary bathroom completes this beautifully presented home. Further benefits include access to a communal garden perfect for enjoying the warmer months.

Balham Grove is a highly sought-after address, prized for its mix of traditional charm and modern convenience. Just a short stroll away lies central Balham, offering a wide array of cafes, restaurants, and bars—including the iconic Bedford pub, known for its live music, comedy, and theatre events. The area also boasts a range of independent boutiques and high street favourites, along with several

### Features

- Two bed
- Conversion
- Spacious
- Bright and Airy
- Prime Location
- Communal Garden

Council tax band C      EPC rating D (66)



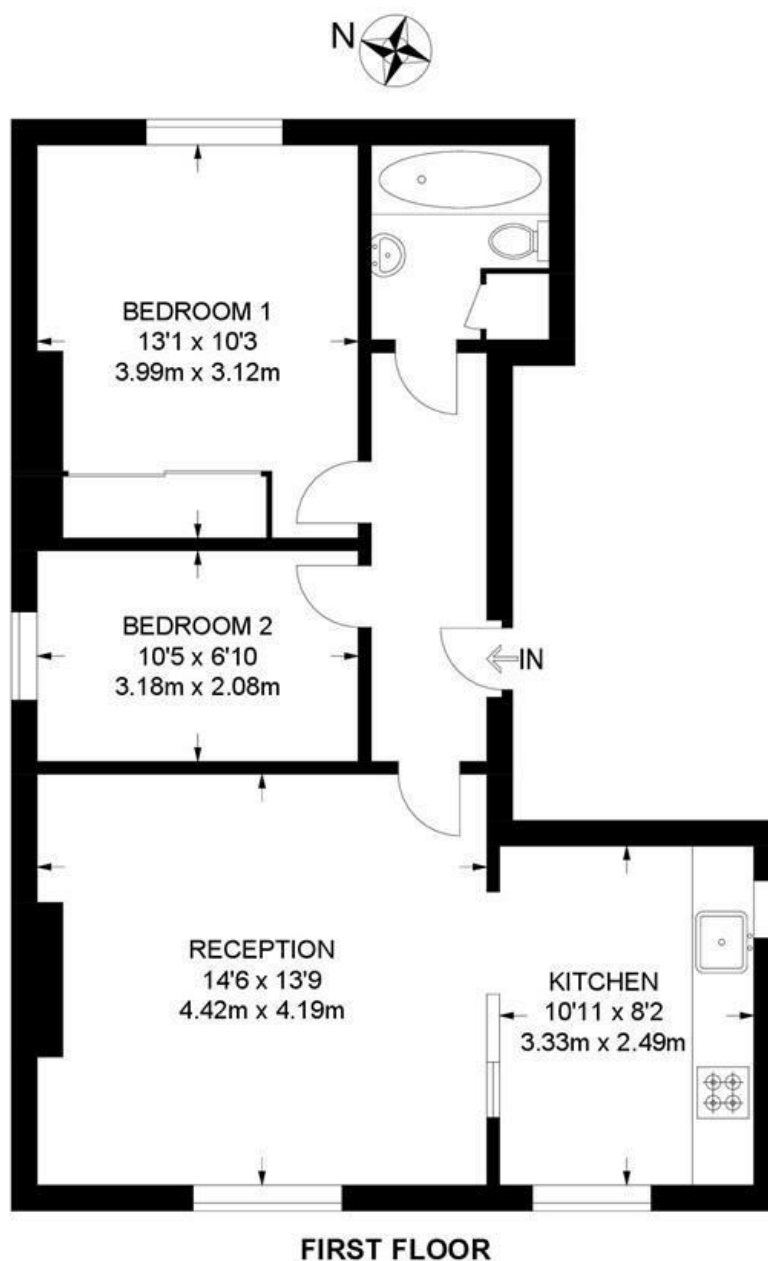


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## Balham Grove, SW12

### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 605 SQ FT / 56.2 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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