



**Balham Grove, Balham, SW12**

2 bedroom flat - purpose built to let

**£542 Per Month**

Part furnished

## Property Details

Keating Estates are proud to present to market a superb apartment with two double bedrooms, a private terrace and direct access to communal gardens. Nestled within Blueprint Apartments, a popular and secure gated development on Balham Grove an ideal location just a stone's throw from central Balham and all that this ever-popular area has to offer, just a four minute-stroll to the tube.

Large light-drenching windows, glazed to the highest modern energy standards ensure a wonderfully leafy outlook, feeling worlds away from city life. The property has an excellent energy rating and is well insulated, reducing bills and promoting a peacefully quiet ambience.

The heart of the home is the spacious semi-open-plan reception, bathed in natural light through multiple floor-to-ceiling doors opening onto the private garden terrace and leading to the communal grounds. Ideal for entertaining guests, hosting dinner parties or simply relaxing within the lounge, dimensions allow for comfortable living within a stylish, modern environment. The kitchen is equipped with modern, integrated appliances and plenty of storage space within shaker cabinetry, finished with a butler sink and wooden worktops creating an inviting space in which to cook.

Both bedrooms are generous doubles, with large windows and engineered flooring, each boasting

## Features

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

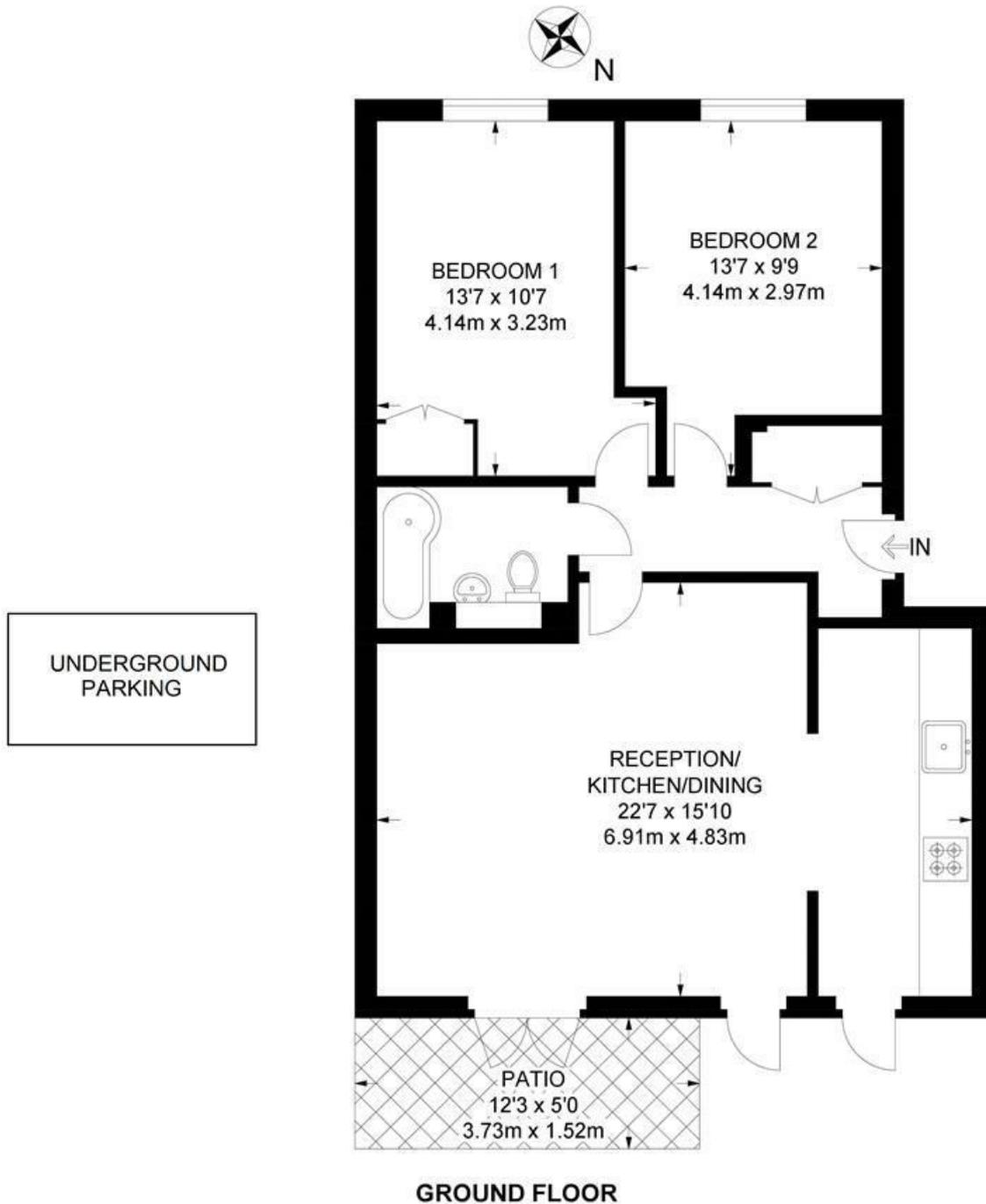
Council tax band E      EPC rating C (80)



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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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