

## Limerick Close, Balham, SW12

3 bedroom flat - purpose built for sale

£620,000

Leasehold

### Property Details

This impressive three double bedroom apartment is set on the third floor of a modern development, offering a private balcony, access to a communal garden and gated parking, all within a quiet and well-maintained setting. The heart of the home is a bright and spacious open-plan reception and dining area, flooded with natural light from large windows and glazed doors, with ample space to relax, dine and entertain. The reception leads onto a private balcony, providing a peaceful outdoor retreat overlooking greenery. A separate contemporary kitchen features sleek cabinetry, generous worktop space and integrated appliances, including a brand new dishwasher. All three bedrooms are comfortable doubles, with the principal bedroom benefitting from a stylish en-suite shower room. A modern family bathroom and additional hallway storage complete the interior, while secure bike storage adds further practicality to this well-rounded home.

### Features

- Three double bedrooms
- Two bathrooms
- Top floor
- South-facing private terrace
- Gated private parking
- Communal gardens
- Balham High Road an eight-minute stroll away
- Ten minute walk to Balham stations
- Clapham & Tooting Bec Commons close by
- Chain-free

Council tax band D    EPC rating B (82)

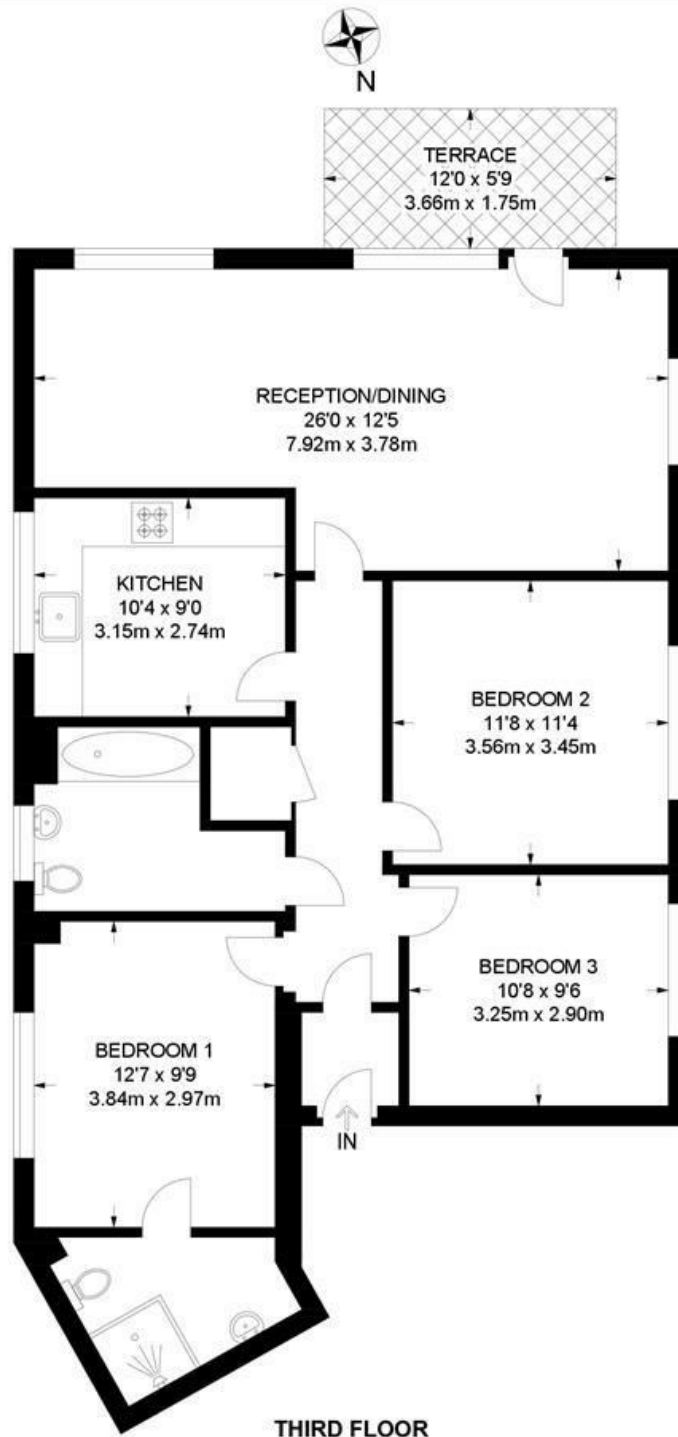




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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 998 SQ FT / 92.7 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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