



Weir Road, Balham, SW12

3 bedroom flat - purpose built to let

£435,000

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Property Details

A well-proportioned three bedroom, two bathroom apartment with a private West-facing balcony enjoying afternoon sun and lovely sunset views across surrounding rooftops and gardens. Tucked away off Weir Road, this home is moments from Balham, Clapham and Tooting Bec Common. The bright semi-open plan reception and kitchen stretches the full width of the property, with natural light from both front and rear. The reception offers space to relax and dine, fitted storage and direct access to the balcony, while the kitchen provides ample cabinetry, worktop space, open shelving and a sociable breakfast bar. All three bedrooms are well-proportioned, neutrally presented, with large windows and fitted storage, with two shower rooms servicing the accommodation. The low-maintenance balcony overlooks the gardens, creating a spot for al-fresco dining and evening sunshine. Residents also enjoy shared grounds with lawn and mature trees, alongside green space opposite. The apartment further benefits from upgraded compliant fire doors.

Council tax band B **EPC rating C (78)**

Features

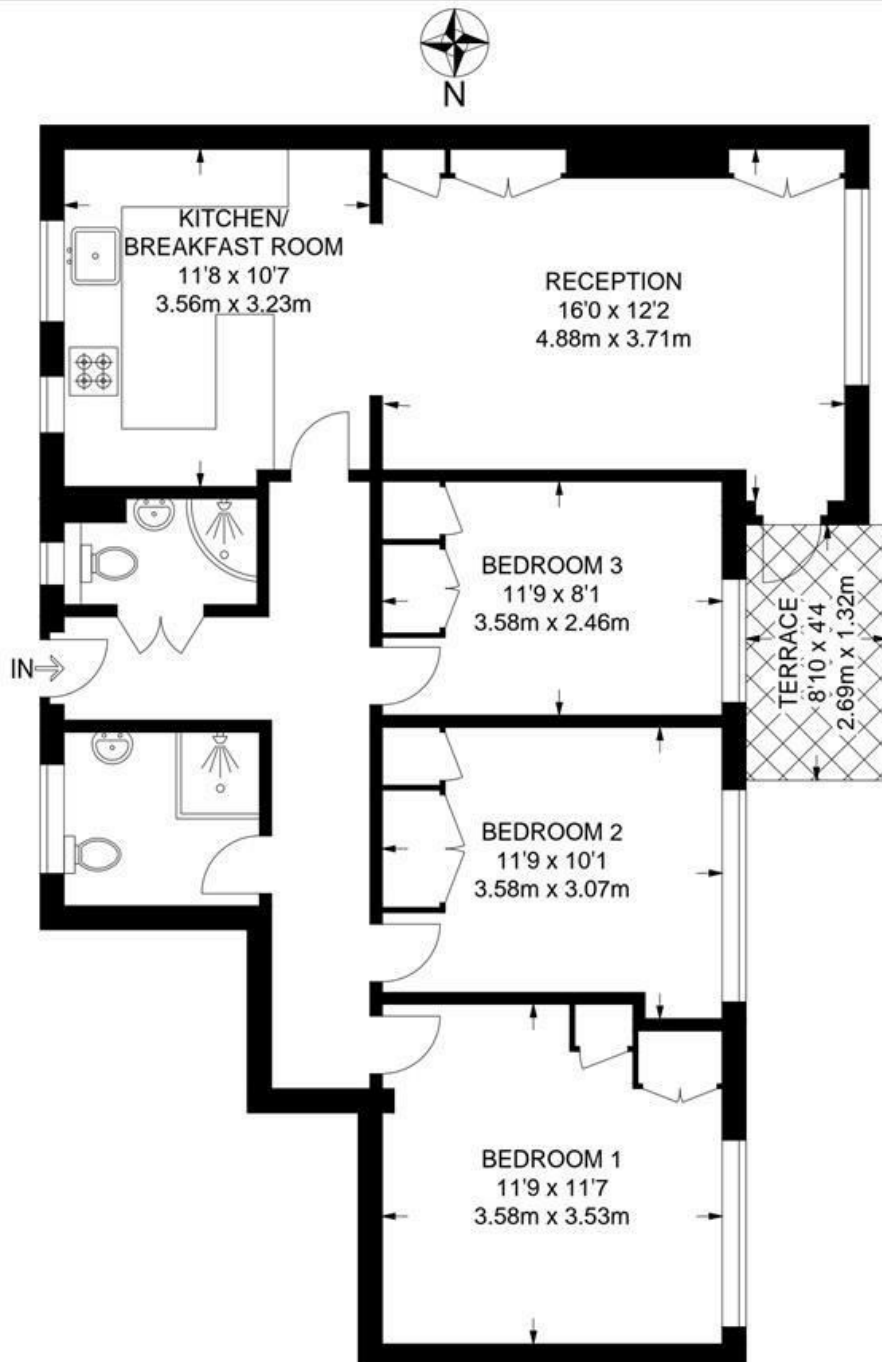
- Three bedrooms
- Private balcony overlooking greenery
- Two shower rooms
- Spacious semi-open plan kitchen reception
- Fire doors
- Several highly regarded schools
- Central Balham a ten-minute stroll
- Clapham Common and Abbeville Village both a fifteen-minute walk
- Northern Line and Trains
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **848 SQ FT / 78.8 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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