



**Balham New Road, Clapham, SW12**

**£535,000**

2 bedroom flat for sale

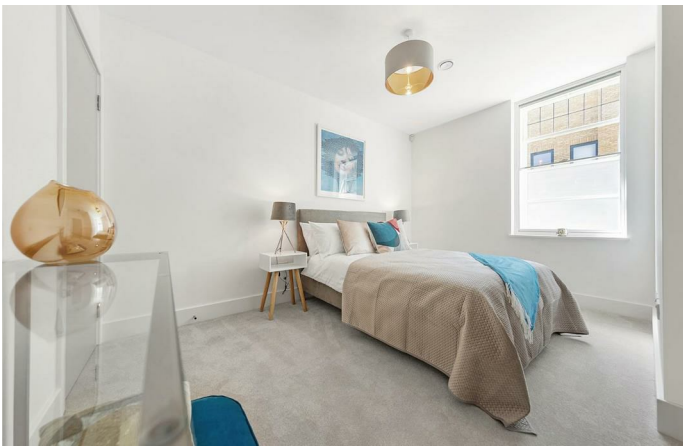
## Property Details

This fantastic two bedroom, two bathroom flat has its own entrance on the ground floor, located on a quiet residential street equidistance to both Clapham and Balham. The open plan living space is fantastic, the large sash windows flood the room with natural light with views overlooking the well maintained communal garden. The reception room offers plenty of space in which to relax and dine, the kitchen is well designed and modern with plenty of storage space and integrated appliances. Both bedrooms are good size doubles with one of the bedrooms benefiting from an en-suite bathroom. This flat is perfect for anyone who wants to be close to the action, situated an eight-minute walk to Balham tube station and the Northern Line, as well as a variety of direct National Rail services to London Victoria, Clapham Junction, and London Bridge. The green open spaces of Clapham Common and Clapham South tube station are a similar distance in the opposite direction.

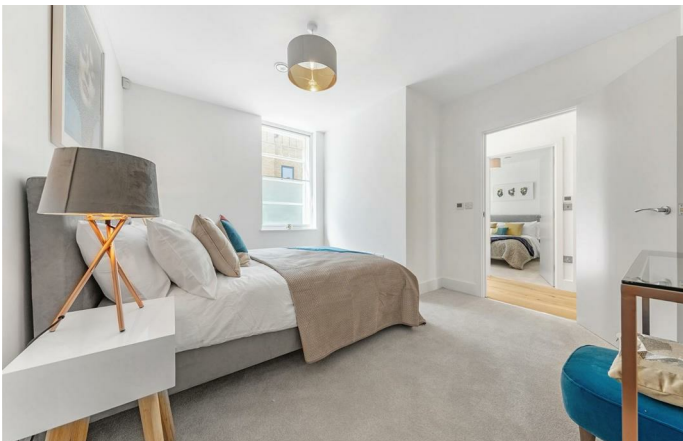
## Features

- Two double bedrooms
- Two bathrooms
- Own entrance
- Recently refurbished throughout
- Over 700 square feet of internal living space
- Alarm system
- Ideally located a short walk to Balham and Clapham South stations
- Clapham Common is a five minute stroll
- Communal gardens
- Chain-free

Council tax band      EPC rating (null)









## Balham New Road

### 2 Bed Flat

Approx internal area:

**722 sqft 67 sqm**

While we do 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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