



 RAMPTON  
BASELEY

BALHAM GROVE, SW12 / SHARE OF FREEHOLD



## SW12 / SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED THREE BEDROOM FLAT ARRANGED OVER THE LOWER FLOOR OF AN ATTRACTIVE AND IMPOSING GRADE II LISTED DOUBLE FRONTED HOUSE IN THE HEART OF BALHAM.**

Set back from the street and with its own front door, the property has a lovely lateral feel, a great sense of light and space and is finished to a very high specification. There is a wonderful reception room with wooden floors and ample room to sit, eat and entertain. The sleek, contemporary kitchen has integrated appliances, quartz work surfaces is semi-open plan to the main reception space.

There are three bedrooms, including a bright and airy principal bedroom with a smart, modern en-suite shower room, second bedroom with adjacent shower room and a smaller third bedroom, ideal as a home office or occasional bedroom.

The property is ideally located for all the amenities of central Balham which offers a variety of shops, bars, restaurants and cafes. Balham station is a short distance away and provides quick and convenient access to central London via Victoria and to the City via Bank on the Northern Line.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 995 Years



**THREE BEDROOMS | TWO  
BATHROOMS | RECEPTION ROOM |  
EN-SUITE | SHARE OF FREEHOLD**

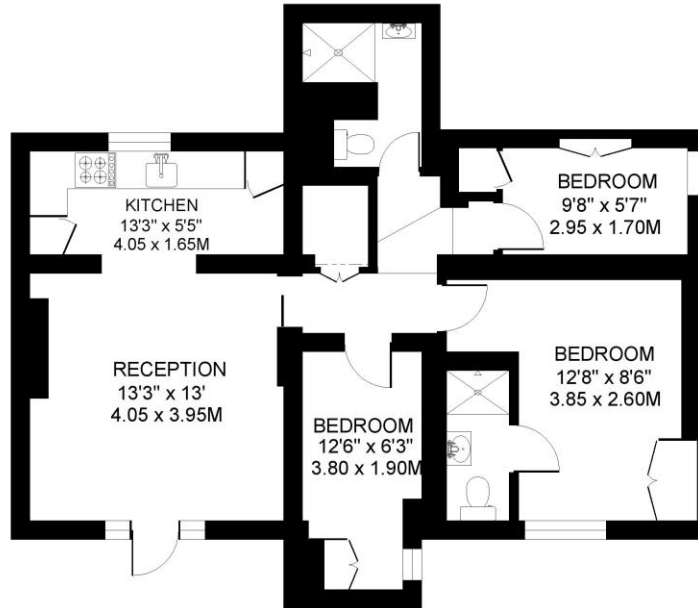




**BALHAM GROVE  
LONDON SW12**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

711 SQ.FT / 66 SQ.M.



LOWER GROUND FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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