



**RAMPTON  
BASELEY**

BALHAM PARK ROAD, SW12 / LEASEHOLD



## AN EXTREMELY WELL PRESENTED TWO BEDROOM FLAT ARRANGED OVER THE TOP FLOOR OF THIS PURPOSE BUILT BLOCK A STONE'S THROW FROM THE AMENITIES OF BALHAM

Accommodation comprises a bright, airy reception room with ample room to sit, eat and entertain, two double bedrooms, a smart, recently fitted contemporary style kitchen and a modern bathroom with separate WC.

The property also benefits from a garage en-bloc to the rear.

Ideally located on Balham Park Road, at the junction with Boundaries Road, the property is perfectly located for access to the shops, bars and restaurants that are to be found on Balham High Road. The amenities of Bellevue Village are also within easy reach. Transport can be found at Balham station which is a short distance away and provides quick and easy access to the City via Bank (Northern line) and to central London via Waterloo. The green open spaces of Wandsworth Common are also close at hand.

Council Tax Band: C | EPC: X | Tenure: Leasehold | Length of Lease: 153 years

**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.

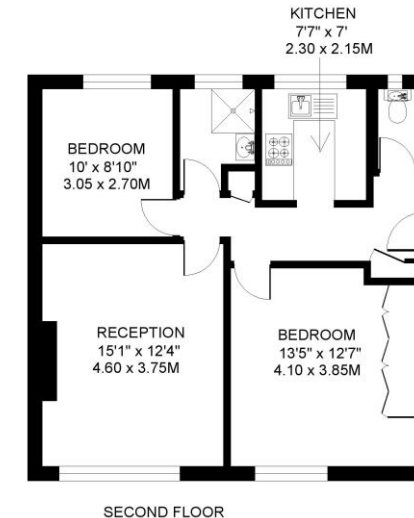


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

PARK COURT  
BALHAM  
LONDON SW12



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
650 SQ.FT / 60.3 SQ.M.



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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.

### RAMPTON BASELEY OFFICES

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