



 RAMPTON
BASELEY

STATION PARADE / SW12

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A TWO DOUBLE BEDROOM FIRST FLOOR FLAT LOCATED ON THE BALHAM HIGH ROAD A SHORT WALK TO THE AMENITIES OF BALHAM AS WELL AS THE OVERGROUND AND TUBE.

A large and bright open plan kitchen / reception / dining room fitted with full appliances and ample storage.

The property also benefits from one good sized double bedroom and a further small double bedroom / study as well as a modern bathroom with shower over bath.

The property is well positioned. Balham station (northern line and national rail) is only a few minutes away, as well as a number of shops, bars and restaurants.

EPC: C | Tax Band: C

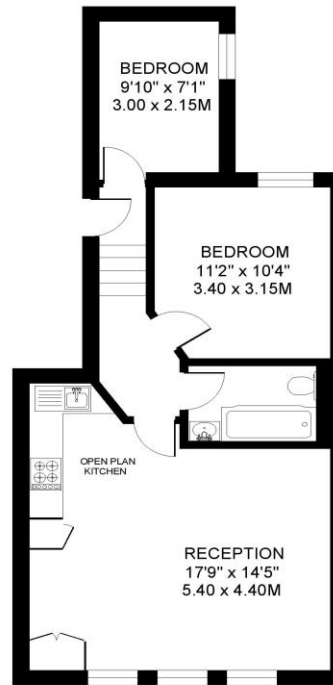


**OPEN PLAN KITCHEN | TWO DOUBE
BEDROOMS | BATHROOM**



STATION PARADE
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
577 SQ.FT / 53.6 SQ.M.



FIRST 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 values are approximate only, and have been prepared to conform with the current edition of the BS5533 Code of Measuring Practice.
Where a room has a sloping ceiling, the stated size 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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