



STATION PARADE / SW12

**A GOOD-SIZED SPLIT LEVEL ONE DOUBLE BEDROOM FLAT,
LOCATED ONLY A STONE'S THROW FROM BALHAM STATION.**

The property is ideally located on Balham High Road and benefits from a large open-plan kitchen and reception area, a double bedroom and modern bathroom.

Balham station (northern line, national rail) is only a few minutes away, as well as a number of shops, bars and restaurants. The property would be well suited to a single person or couple.

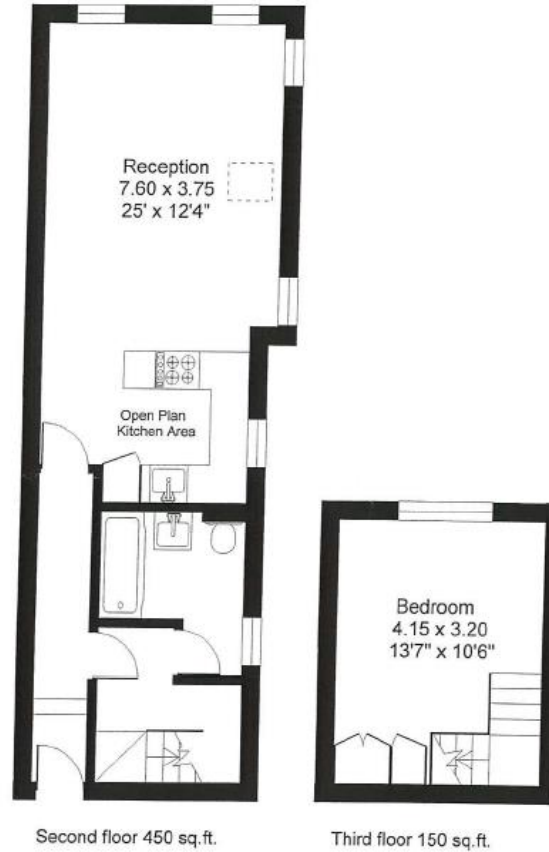
Energy Rating: C | Council Tax Band: C



**OPEN PLAN KITCHEN / RECEPTION /
DINING ROOM | SPACIOUS DOUBLE
BEDROOM | MODERN BATHROOM**



Flat G, 7-8 Station Parade, SW12
 Gross internal area (approx.):
 55.7 sq.m. (600 sq.ft.)
 For identification purposes only. Not to scale.
 Floorplanners ©



Floorplan produced prior to completion of building works some aspects may change.

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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