Old Devonshire Road, Balham, SW12

2 bedroom flat - £750,000 leasehold

Balham Sales

Old Devonshire Road, Balham, SW12

£750,000 leasehold 2 bedroom flat

Foxtons.co.uk/14088384

An exceptional two double bedroom, two bathroom apartment with private South facing patio garden. Offered to the market in immaculate condition throughout, an ideal first time buy in the heart of Balham.

KEY FEATURES

- Exceptional two bed, two bath apartment
- Fantastic open-plan entertaining space with spacious reception
- Direct access to South facing patio garden
- Easy access to both Balham & Clapham South Stations
- Short walk to local shops, cafés, bars and restaurants
- Modern kitchen with quartz worksurfaces
- Immaculate condition throughout

LOCAL AREA

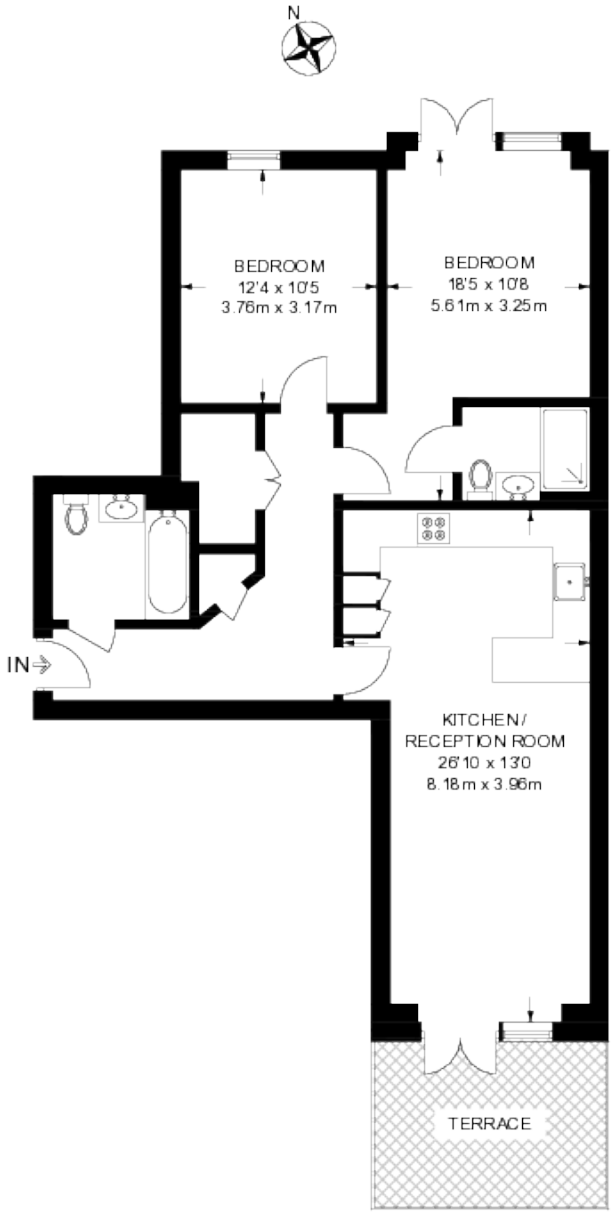
Westwood House offers a prime central Balham location with convenient access to both Balham or Clapham South Stations (Northern Line & National Rail). The recreational spaces of Clapham Common are easily accessible, along with a wide range of amenities.

Balham Rail Station
Northern Southern lines, Zone 3

Clapham South Underground Station
Northern line, Zone 2+3

Wandsworth Common Rail Station
Southern line, Zone 3

Representation of current layout, gross internal floor area is approximately 865 Sq Ft (Sq M)



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
865 SQ FT / 80.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

Foxtons Balham

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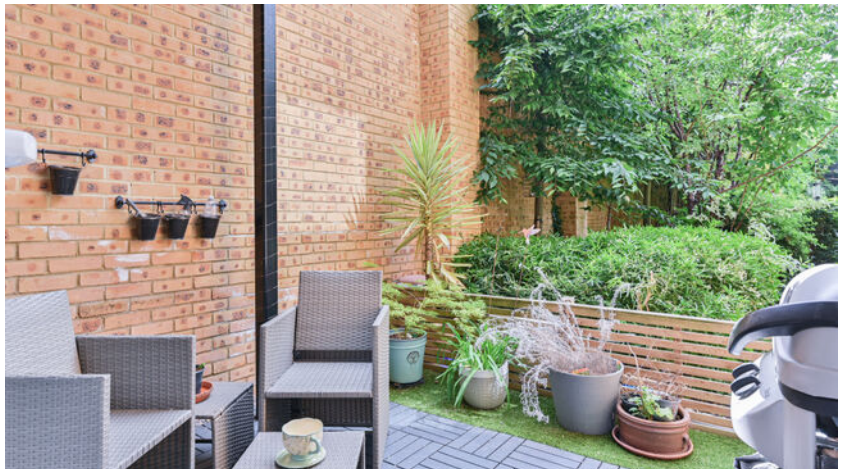

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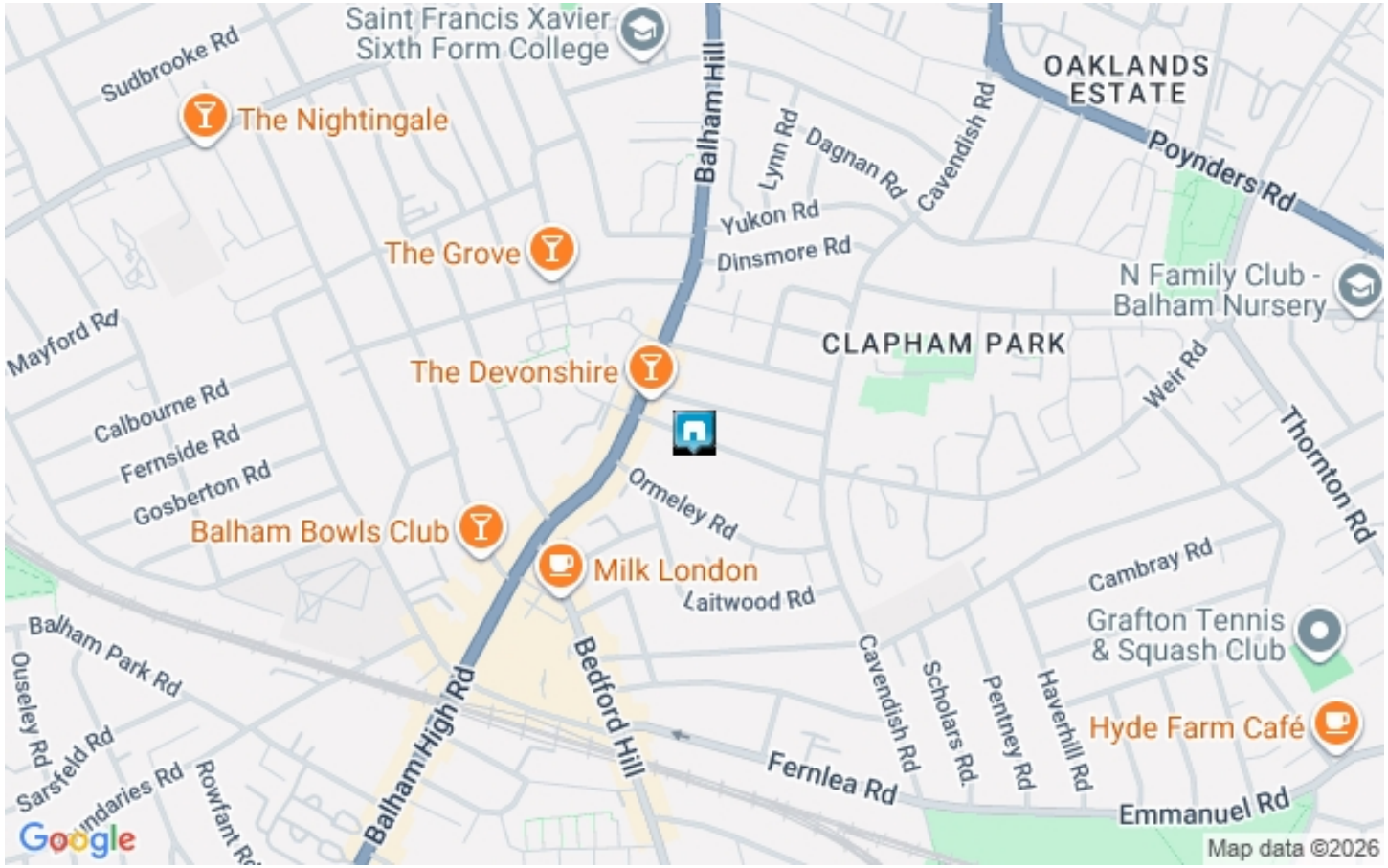

Tenure	**Leasehold**
Lease Expires	**To be confirmed**
Ground Rent	**To be confirmed**
Service Charge	**To be confirmed**
Local Authority	**To be confirmed**
Council Tax	**To be confirmed**

Energy Performance Certificate

Awaiting EPC, or not applicable

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

BALM

The Property Ombudsman

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