

## Salford Road, Balham SW2

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £450,000**

- One large bedroom
- Stunning garden

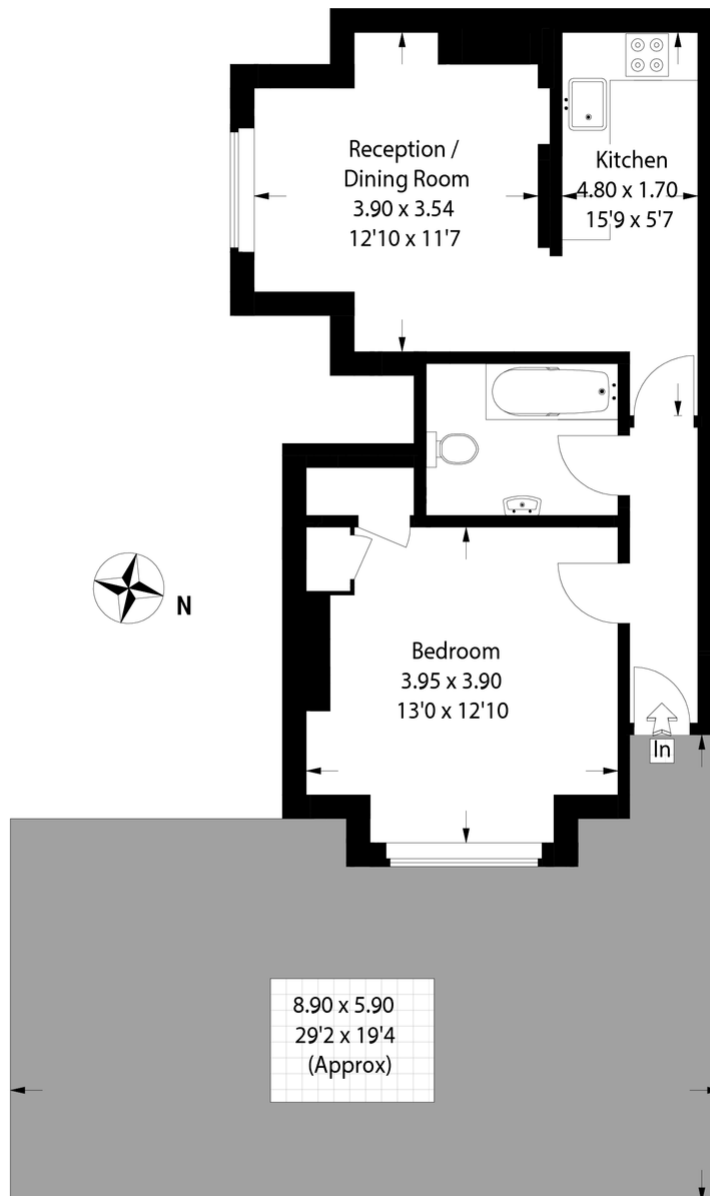


A truly lovely one bedroom garden flat on a really popular road within close proximity of Balham Tube station. The flat has its own private gated access from the street and stunning secluded but sunny garden. Accessed via its own front door there is a large bedroom that overlooks the garden, separate kitchen and bright, spacious reception.

The property is beautifully presented throughout and has a wonderful homely feel. Salford Road is a peaceful residential side street moments away from Tooting Common with easy access to the excellent array of shops, bars and restaurants of both Balham and Streatham Hill.

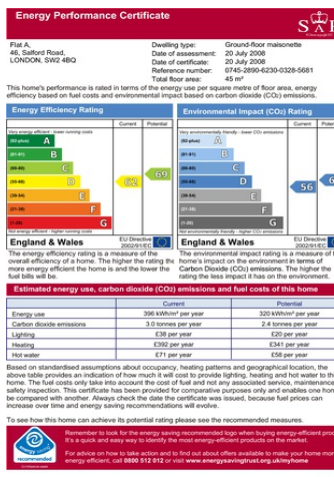
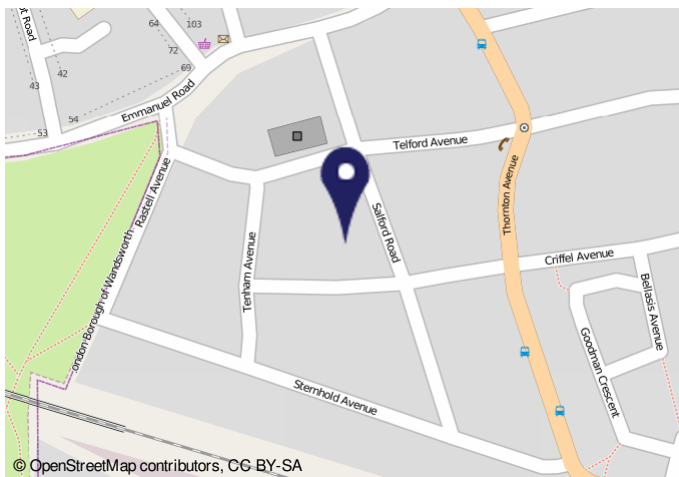
# Salford Road

Approximate Gross Internal Area  
46.5 sq m / 500 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID257477)



**Important Notice**  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give 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, floor plans 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) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.