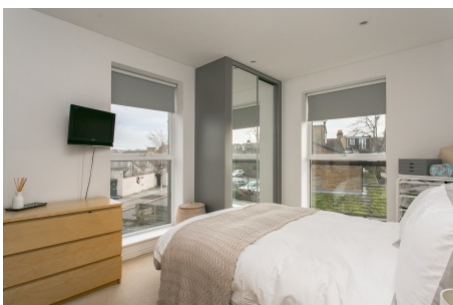


## Old Devonshire Road, Balham SW12

Tenure: Leasehold Borough: Wandsworth

**£600,000**

- Great location
- Floor to ceiling windows

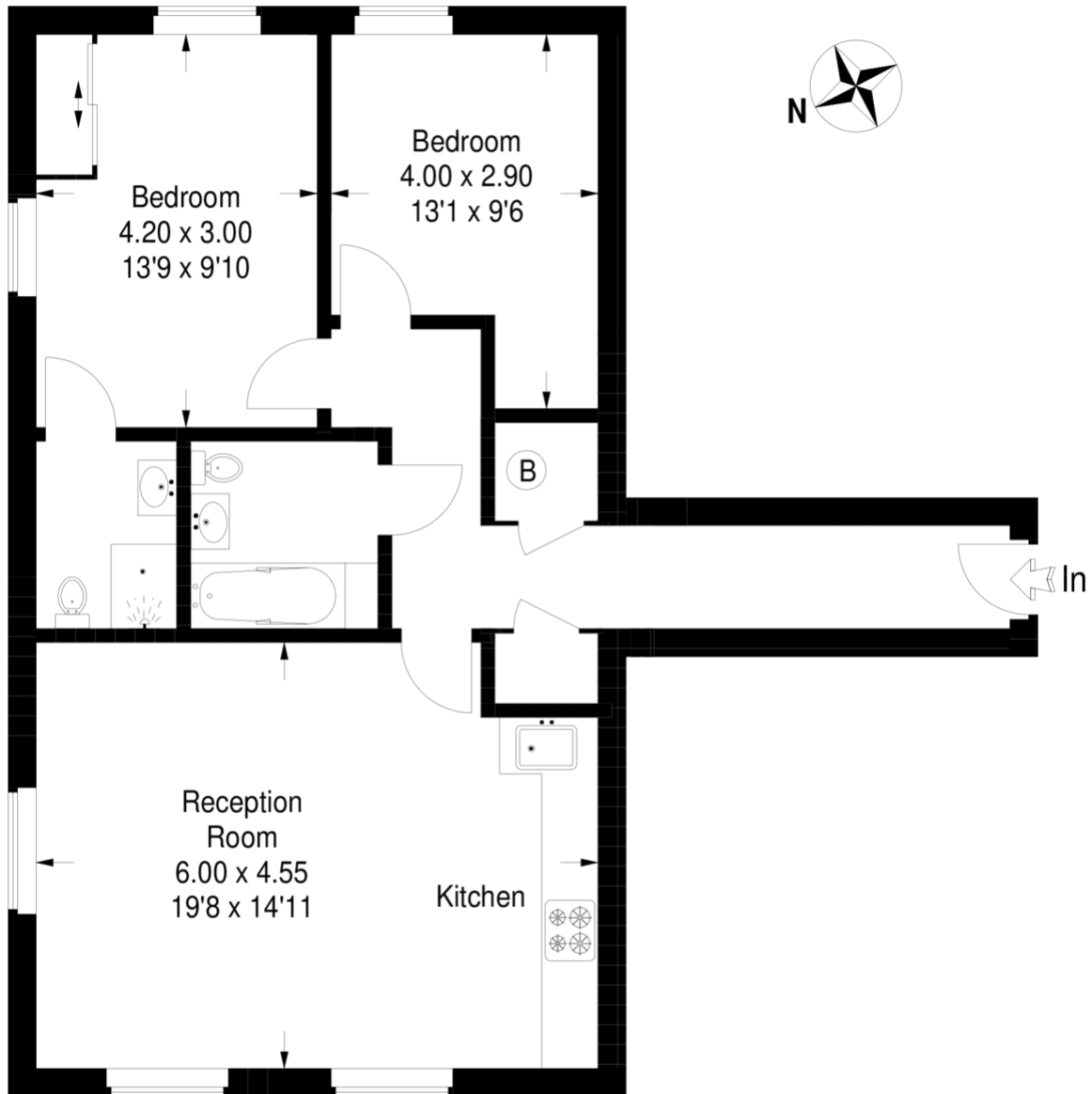


A fabulous two double bedroom, two-bathroom, purpose built flat close to Balham High Street. The flat is modern, bright and airy. There are floor to ceiling windows and wood flooring which give a smart, loft style feel to a very sleek and stylish apartment.

The high street is at the top of the road with shops, bars and restaurants, and is a short walk to Balham Station (both underground and over ground services). Clapham South tube is also close by. A little further is Tooting Bec Common which has large parkland, cafe and children's play areas, to the North is Clapham common with the same.

# New Gothic Lodge

Approximate Gross Internal Area  
71.3 sq m / 767 sq ft

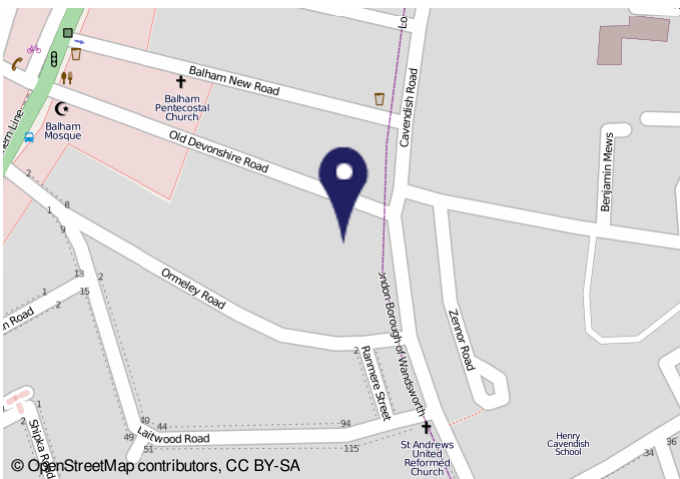


## First Floor

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. (ID305311)



Energy Performance Certificate		
<p>This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.</p>		
<p><b>Energy Efficiency Rating</b></p> <p>Current: <b>A</b></p> <p>Potential: <b>A</b></p>	<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Current: <b>B</b></p> <p>Potential: <b>A</b></p>	<p><b>England &amp; Wales</b></p> <p>Current: <b>36</b></p> <p>Potential: <b>46</b></p>
<p><b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b></p>		
Energy use	Current: 108 kWh/m <sup>2</sup> per year	Potential: 108 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	Current: 1.2 tonnes per year	Potential: 1.2 tonnes per year
Lighting	Current: £140 per year	Potential: £130 per year
Heating	Current: £130 per year	Potential: £130 per year
Hot water	Current: £70 per year	Potential: £70 per year

**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.