

## Balham Park Road, Balham SW12

Tenure: Share of Freehold Borough: Wandsworth

**£450,000**

- One bedroom flat
- Private garden

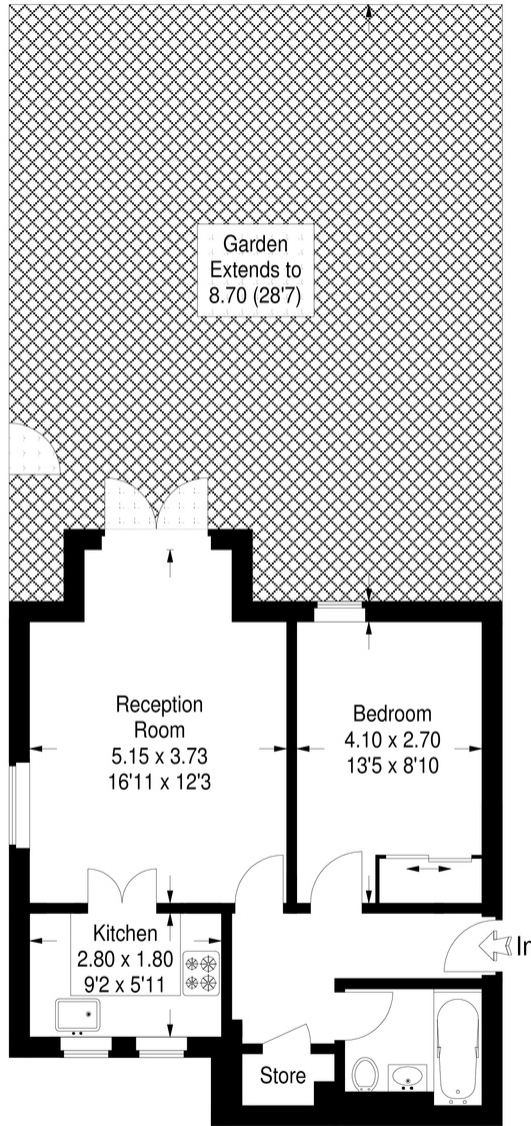


An immaculate ground floor one double bedroom flat with a private garden, situated on a residential street moments away from Wandsworth Common station and Balham Tube station. The property is in excellent condition and consists of a large bright reception room with double doors onto a private garden, modern kitchen and bathroom and comes with a shared parking area. The flat is being sold with no chain.



# Balham Park Road

Approximate Gross Internal Area  
46.3 sq m / 498 sq ft

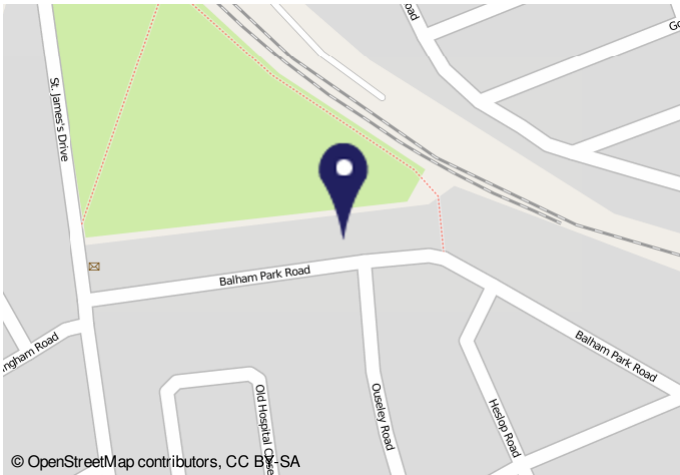


## Ground Floor

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. (ID311486)



Energy Performance Certificate			
<b>Energy Efficiency Rating</b> 		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> 	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Potential	
Energy use	224 kWh/m <sup>2</sup> per year	197 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	4.6 tonnes per year	3.4 tonnes per year	
Lighting	£21 per year	£21 per year	
Heating	£223 per year	£211 per year	
Hot water	£94 per year	£56 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.