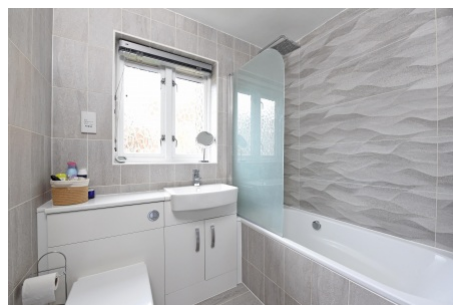
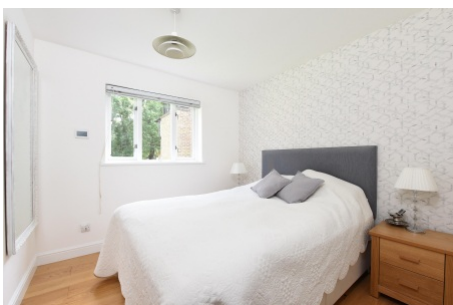


Hillbury Road, Balham SW17

Tenure: Leasehold Borough: Wandsworth

£475,000

- Recently extended lease to 179 years
- Private Garage

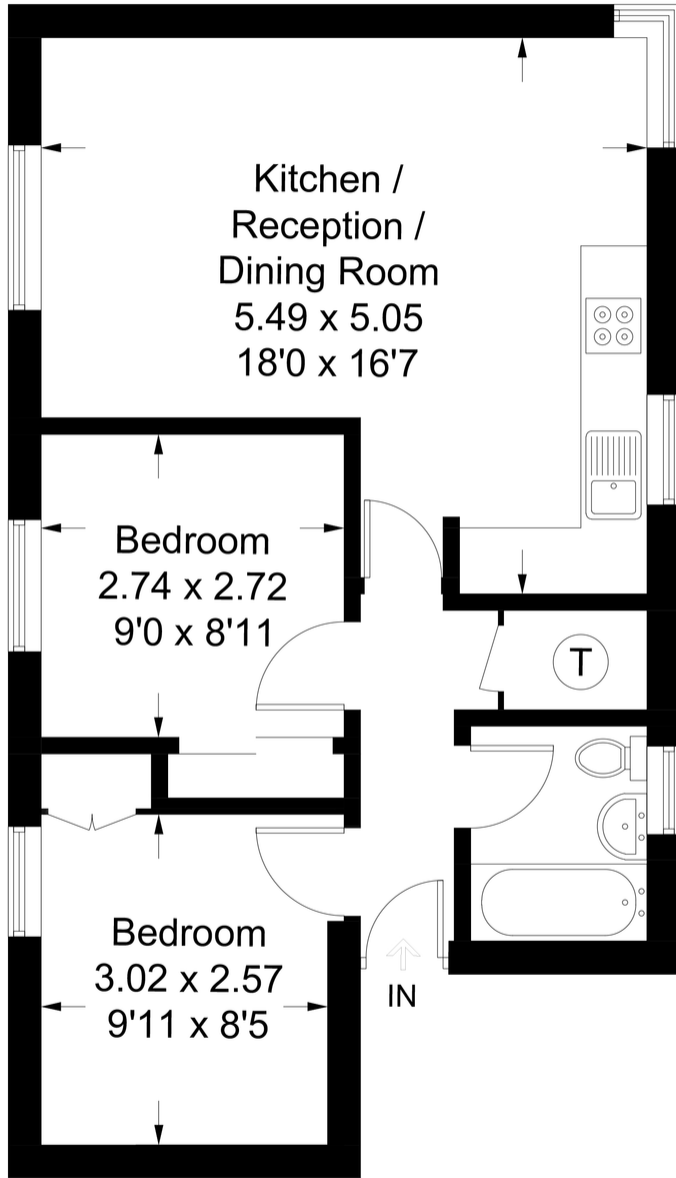


A bright and airy two double bedroom purpose built flat, presented in lovely condition throughout having been completely refurbished by the current owner. With views directly overlooking Tooting Bec Common, the property benefits from a recently extended lease (179 years), underfloor heating and built in wardrobes in both bedrooms. The property is offered with a private garage and is situated within Wandsworth Borough. Located in the ever popular Heaver Estate in Balham this property is very well placed for easy access to Balham mainline and underground stations as well as overlooking the wide open spaces of Tooting Bec Common and Tooting Bec Tube Station.

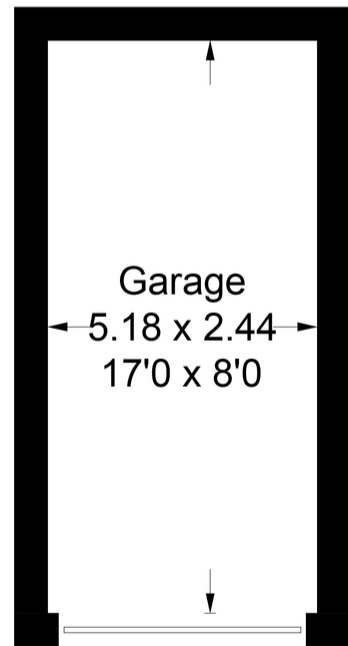
Hillbury Road



Approximate Gross Internal Area = 49.3 m / 531 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 62 sq m / 668 sq ft

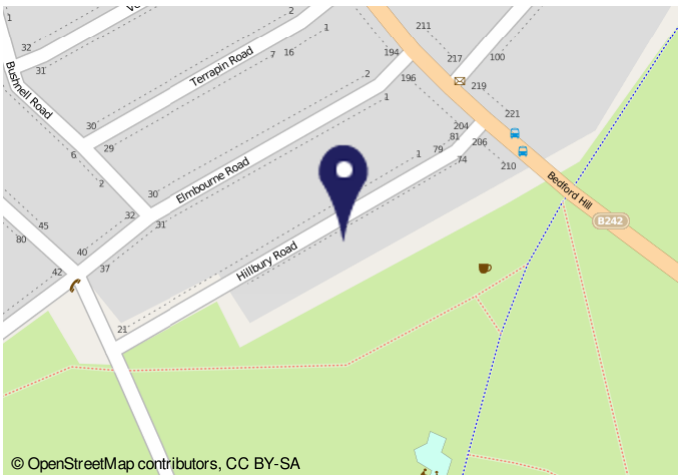


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID448537)



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.