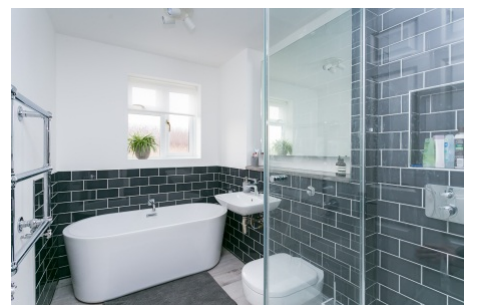


Rosethorn Close, Balham SW12

Tenure: Leasehold Borough: Lambeth

£350,000

- Close to Clapham South and Balham Tube stations
- Beautiful and high quality refurbishment



A lovely one bedroom flat in a purpose built block in Rosethorn Close. This first floor property comprises; a bright living room, kitchen fitted with appliances, double bedroom and a bathroom with bath and shower cubicle. The flat also benefits from an allocated parking space. Rosethorn Close is located just off Thornton Road with great access to the middle of Balham and Tube stations at Balham and Clapham south.

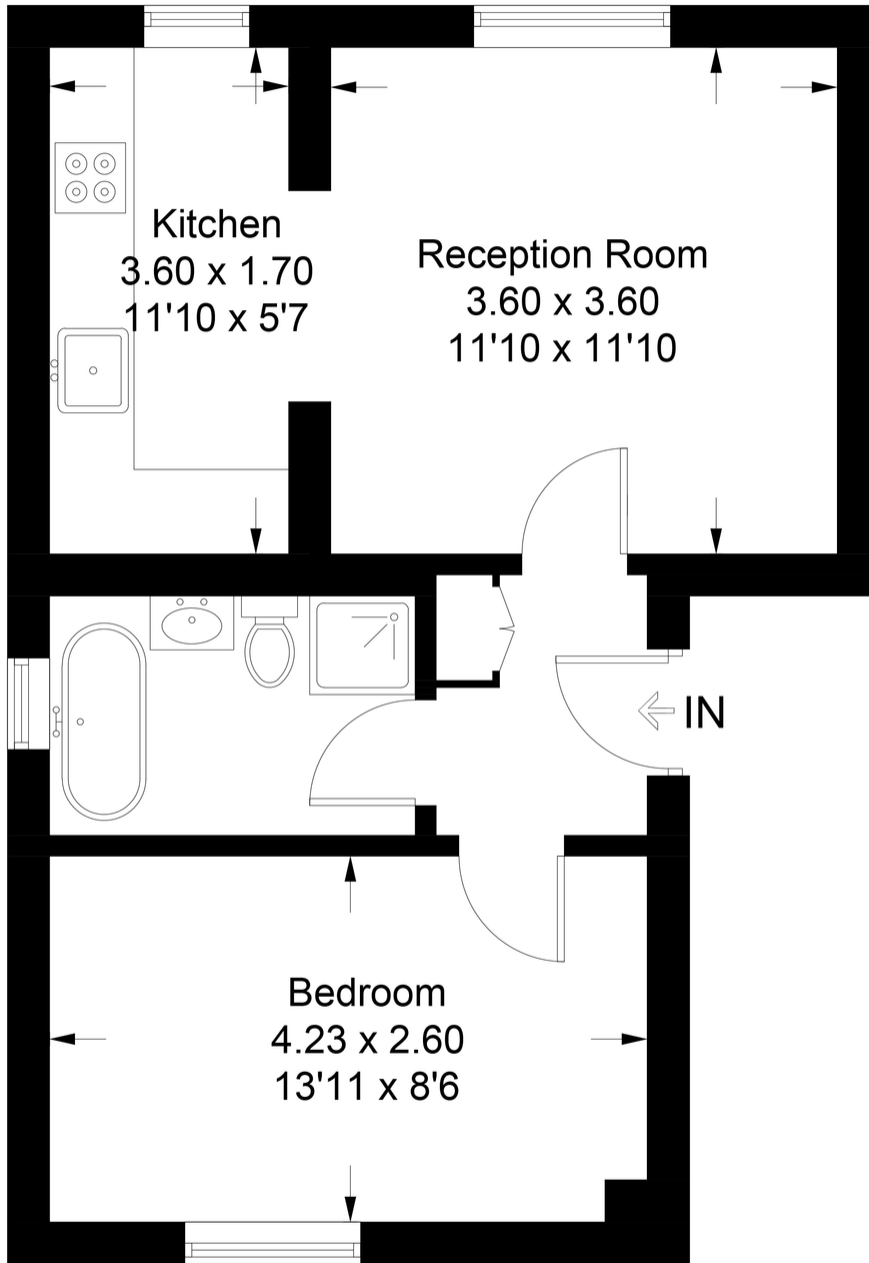
Tenure: Leasehold

Lease length: 124 years

Rosethorn Close

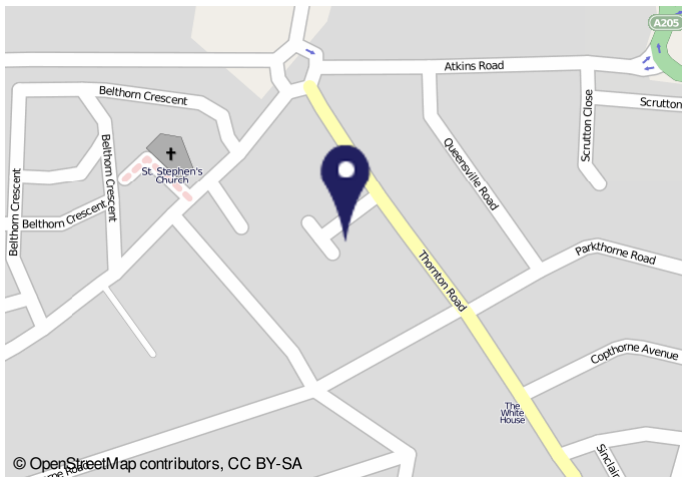


Approximate Gross Internal Area = 40.4 sq m / 435 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID660327)



Energy performance certificate (EPC)

12 Rosethorn Close SCRUTTON YO13 9JF	Energy rating C	Valid until 19 January 2027	Certificate number 9846 7122 4235 9919 0526
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Property type: Mid-floor flat
Total floor area: 40 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions](#)
[https://www.gov.uk/government/guidance/energy-ratings-for-landlords](#)

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.