

1 Old Devonshire Road, Balham SW12

Tenure: Leasehold Borough: Lambeth

£550,000

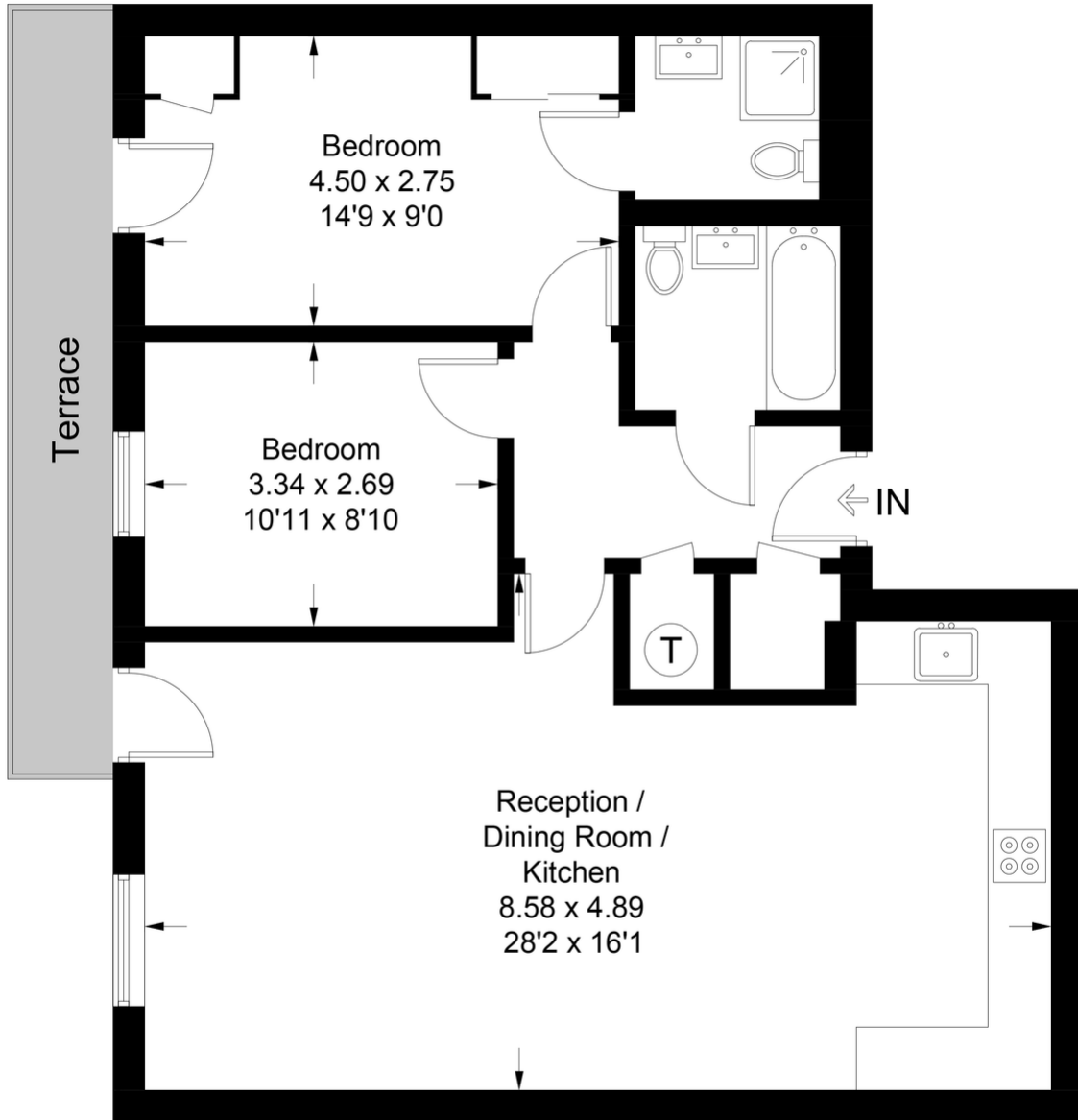
- Smart, two double bedroom, two bathroom apartment
- Large balcony



A wonderful two bedroom, two bathroom apartment in this attractive modern building a short walk from the brilliant array of shops, bars and restaurants of Balham High Road. The property has large windows and excellent natural light, full width balcony and comes with a designated parking space and is offered to the market chain free. At one end of the high street is Balham tube and overground station and at the other is Clapham South Tube and the wide open spaces of Clapham Common.

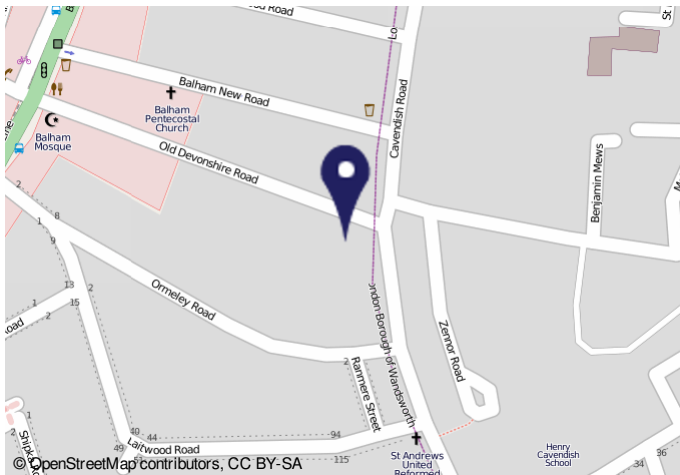
New Gothic Lodge

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft



Second 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. (ID730261)



Energy performance certificate (EPC)



Property type
Mid-floor flat
Total floor area
74 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) or the [regulation and enforcement \(RRE\) guide](#) on [www.gov.uk](#) for more information on the rules on letting properties with an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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.