

## Larch Close, Balham SW12

Tenure: Freehold Borough: Wandsworth

**£660,000**

- Three bedroom mid terrace house on quiet estate
- Yards from Balham overground and tube

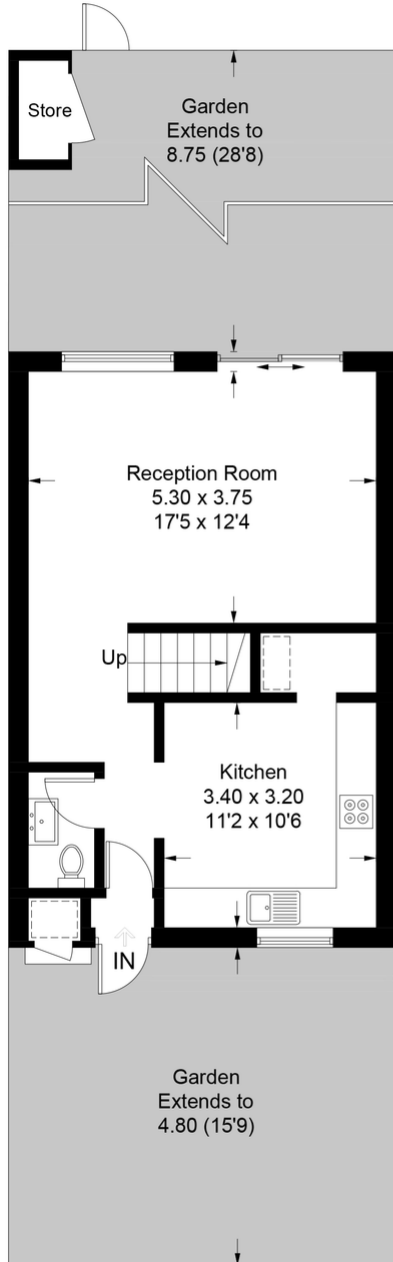


Situated on a quiet close right next to Balham overground and tube stations, this is an enviable location for commuting. The high street provides a choice of shops, bars and restaurants and the open parkland of Tooting Bec Common is close by. The house has three bedrooms, large kitchen and separate reception room overlooking the garden. The property is on a walkaway with the quiet close set behind a front garden.

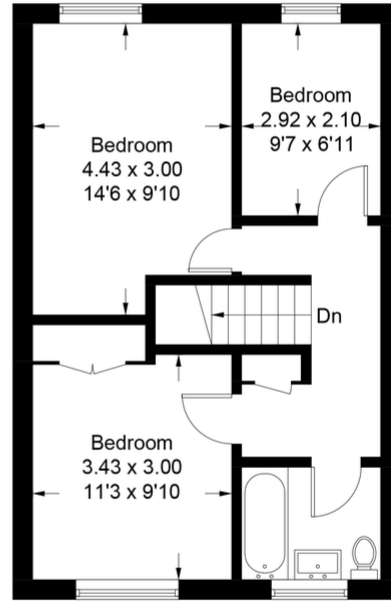
Council Tax Band: D

# Larch Close

Approximate Gross Internal Area = 87.8 sq m / 944 sq ft  
(Excluding Reduced Headroom)  
Reduced Headroom = 0.9 sq m / 10 sq ft  
Total = 88.7 sq m / 954 sq ft



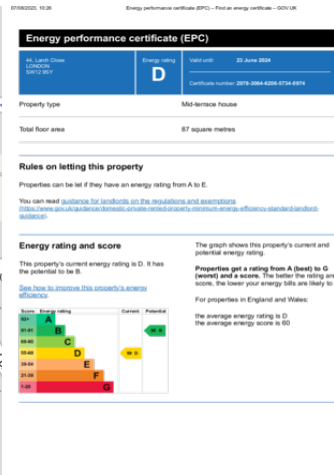
= Reduced headroom below 1.5m / 5'0



First Floor

Ground 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. (ID997578)



**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.