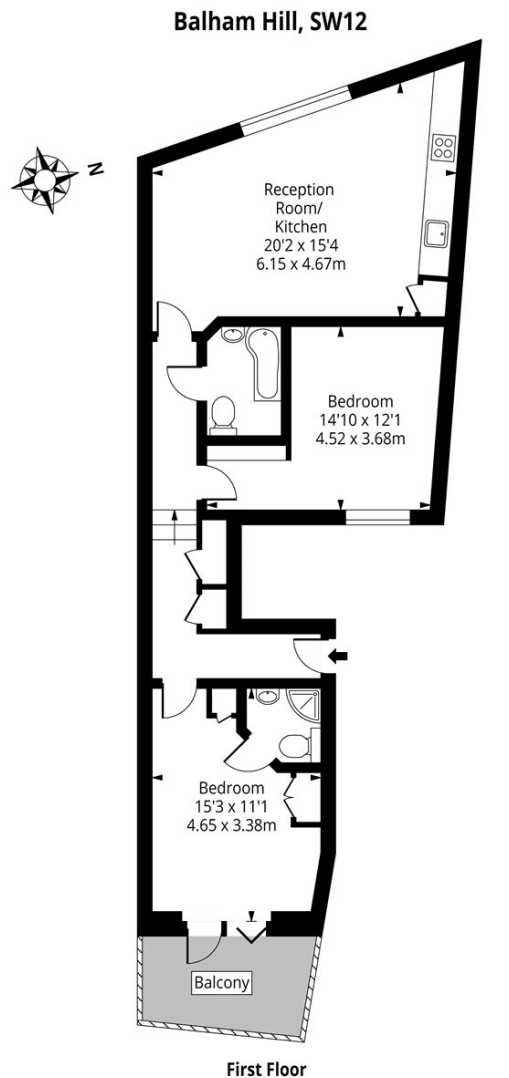


James Pendleton



Balham Hill SW12

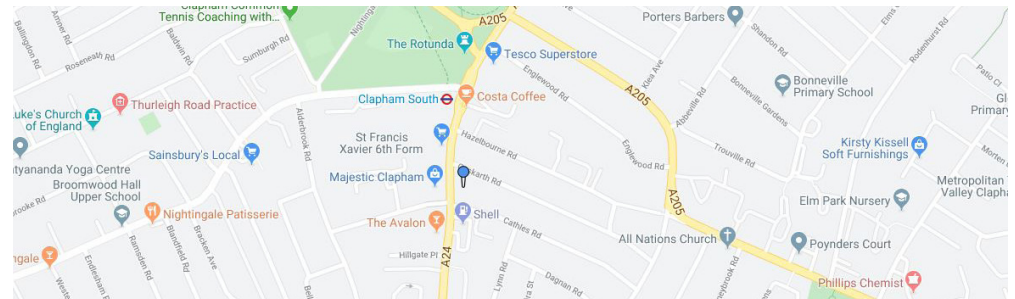
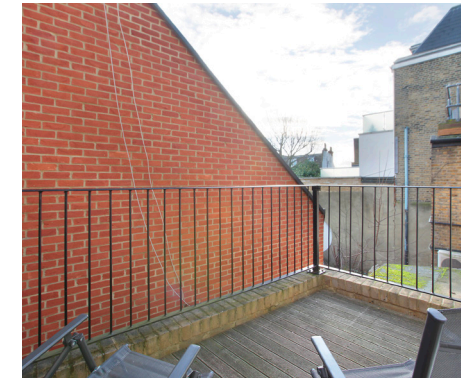




Approx Gross Internal Area **755 Sq Ft - 70.16 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 36091



- A charming first floor conversion flat
- Light and airy accommodation
- Immaculately presented
- A modern open plan kitchen and reception room
- Two generous double bedrooms
- A contemporary bathroom and en-suite
- Just moments from Clapham South underground Station and Clapham Common
- Close proximity to the numerous cafes, restaurants and bars local to the area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Clapham South, Balham & Abbeville Village

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Balham - Battersea - Battersea Park - Brixton - Chelsea - Clapham Common - Clapham North - Clapham South - Earlsfield - Fulham - Nine Elms - Northcote Road - Parsons Green - Pimlico - Putney - Southfields - Stockwell - Streatham - Thames & Riverside - Tooting - Tooting Bec - Victoria - Wandsworth Common - Wandsworth Town & The Tonsleys



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