



## Tramyard, Balham, SW17

£839,995

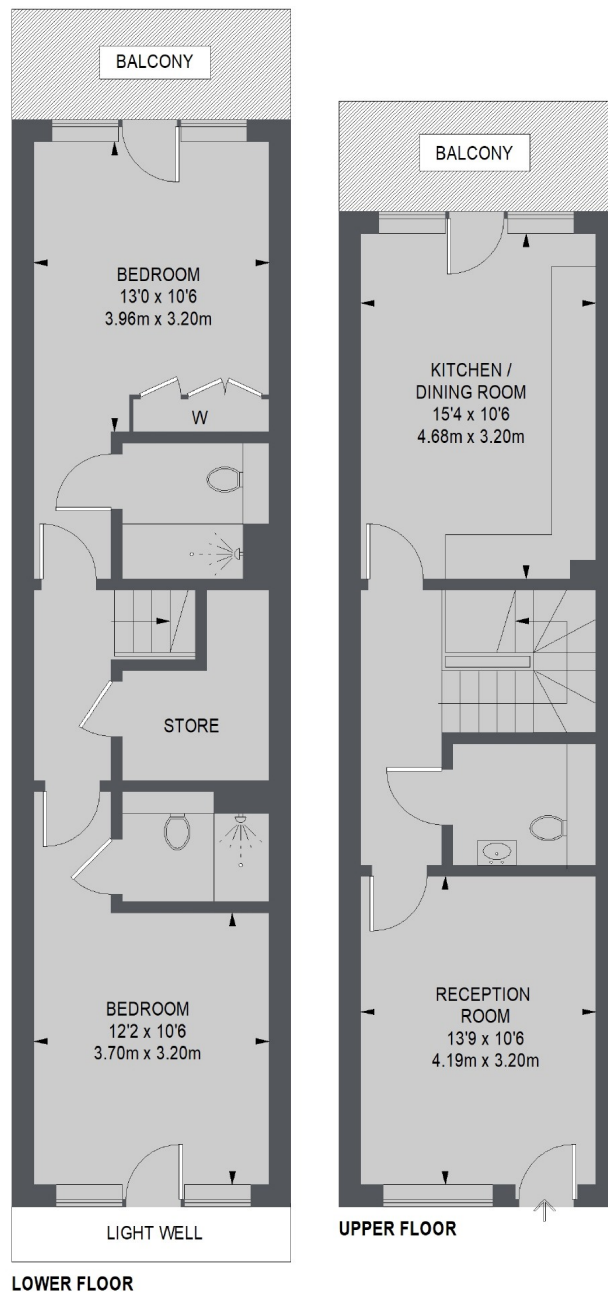
A bright and spacious 980 sq ft duplex apartment with private patio garden. This west facing garden flat benefits from afternoon sunlight and is finished to an exceptional standard. Benefitting from open-plan living, high ceilings, engineered oak flooring and underfloor heating.

Balham sits in the centre of Wandsworth, Clapham and Tooting Commons. Perfect for nature lovers, for fitness fanatics or just a gentle stroll. With three underground and three overground stations all within striking distance, plus numerous bus connections, you are spoilt for choice when it comes to public transport. You can be on the M4 in 30 minutes.

### Features

- Private Balconies & Terraces
- Communal Gardens
- Cycle Storage
- Electric car charging point
- 10 year Premier warranty
- Photovoltaic panels
- Video and voice intercom
- Low VOC paint
- Development by Joseph Homes

## Balham High Road, London, SW17



TOTAL APPROX. FLOOR AREA 980 SQ. FT. (91.0 SQ. M.)

### Contact

To arrange a viewing call our office on the number below or visit our website.



Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.