



BALHAM HILL, SW12

£450,000

- Two Double Bedrooms
- Private Balcony
- Beautiful Condition
- Close to Station
- Ground Floor
- Energy Rating: C



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## ABOUT THE HOME

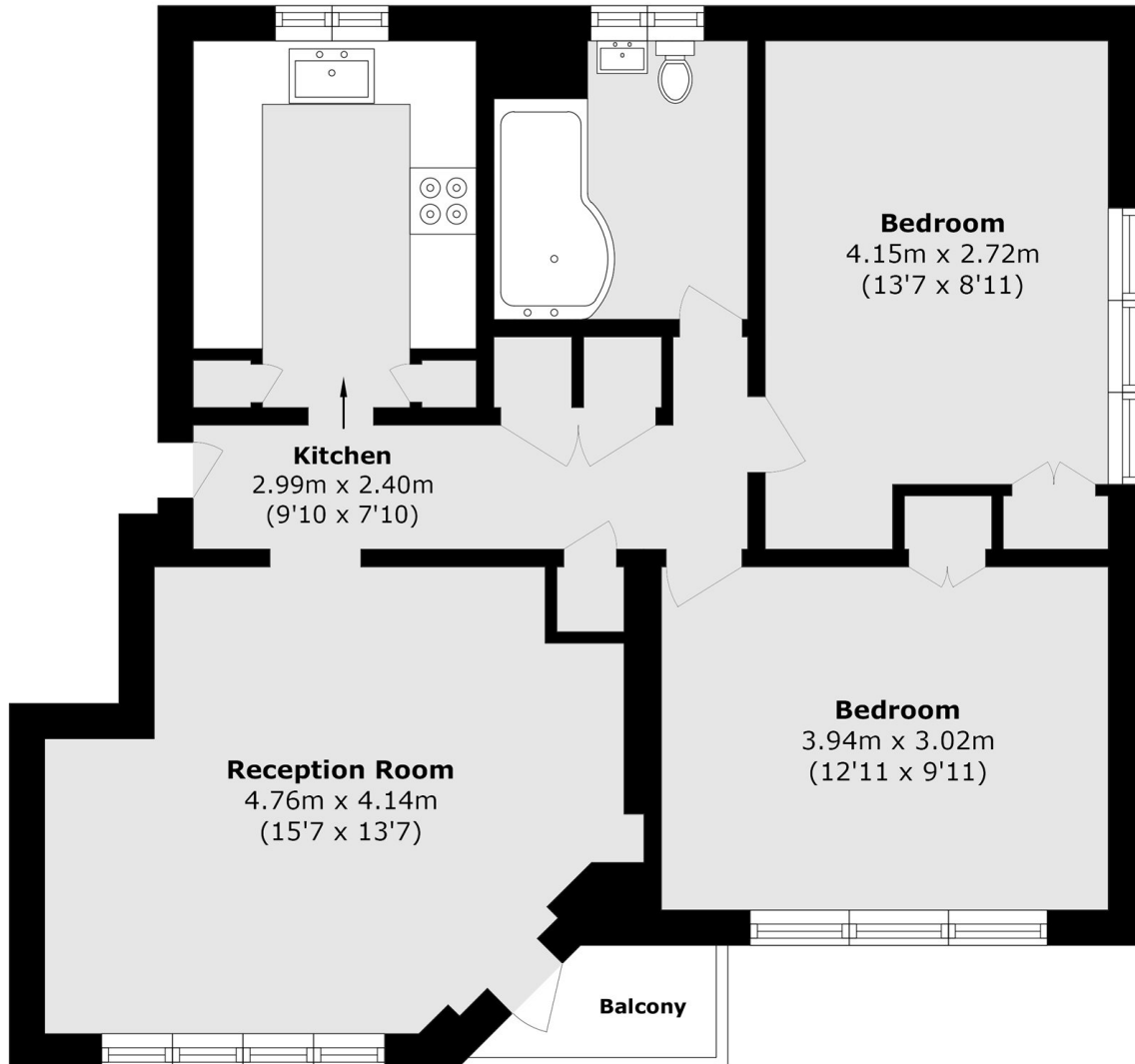
A beautifully presented two bedroom ground floor garden flat with a private balcony located on Alderbrook Road close to both Clapham South Station and Balham Station.

Located on Alderbrook Road, this flat is in an incredible position for easy access to all of the local amenities, including the shops, bars and restaurants local to the area. Clapham South tube station (zone 2) is moments away, and Balham mainline and underground stations are also within easy reach. The green open spaces of both Tooting Bec Common, Clapham Common and Wandsworth Common are also within close proximity.









Total area (approx.): 63.6 sq. m (684.5 sq. ft)  
Balcony area (approx.): 1.86 sq. m (20.0 sq. ft)

#### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

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.