



# Balham High Road, Tooting Bec, SW17

Offers in excess of: £600,000



# Balham High Road, Tooting Bec, SW17

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fifth floor of a contemporary development, this spacious two bedroom, two bathroom apartment boasts 908 square feet and is thoughtfully designed throughout. The property features an entrance hall that opens onto an open-plan living room and kitchen, with floor-to-ceiling windows that open onto a private balcony. The principal bedroom benefits from built-in storage and a modern, well-sized en-suite. There is an additional double bedroom with built-in wardrobes and an additional spacious family bathroom along the hallway.

Perfectly positioned on Balham High Road, this property offers unparalleled convenience with an array of trendy shops, charming cafés, and acclaimed restaurants right on your doorstep.

Access north of the river is available from Balham station, approximately 0.3 miles away, which offers both underground and overground services. Tooting Bec underground station, on the Northern line, is also in a fantastic location, approximately 0.3 miles away. Wandsworth Common is approximately 0.5 miles away, offering green open space and recreational facilities, including tennis courts. Tooting Bec Common, providing further green open space and recreational facilities such as tennis courts and a lido, is approximately 0.6 miles away.



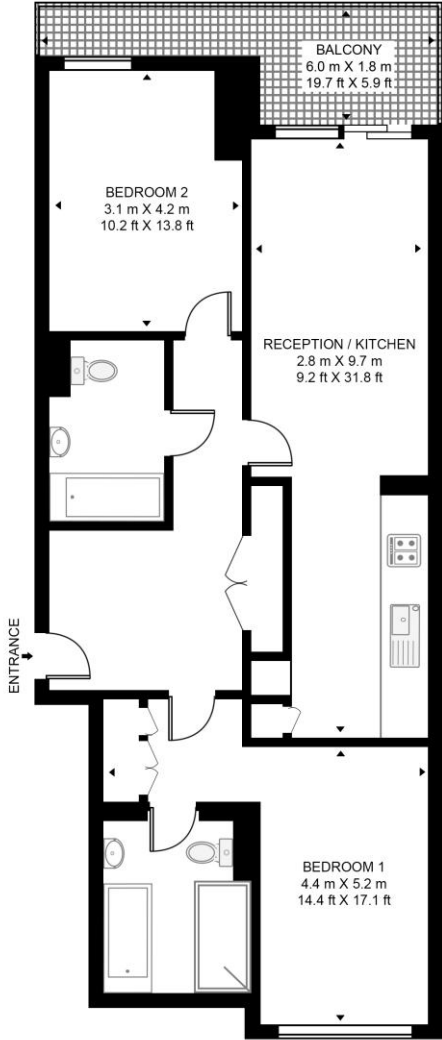


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 908 Square Feet (Approx.)
- Private Balcony
- Communal Gardens & Bike Storage
- Balham Underground Station (Northern Line, Zone 2)



**BALHAM HIGH ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ.FT (84.4 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold  
Expires 24/03/2168  
Approximately 141 Years Remaining

Ground Rent: £450.00 (per annum)  
Increase: By RPI for the relevant year

Service Charge: £4,708.00 (per annum)  
For the year 2026

Anticipated Rent: £3,000.00 pcm  
Approx. 6% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN260085

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