



BEDFORD HILL, LONDON, SW12

Carter Jonas

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This bright and well presented one-bedroom, first floor apartment, Share of Freehold flat in Balham, features two balconies and a dedicated parking space. The flat has been recently renovated throughout to a high standard, including the kitchen and bathroom.

N.B. Please note we have employed CGI on some images of the reception room and terrace to enhance the appearance. Furniture and decor is not accurate to the property.

This superb apartment offers a spacious open plan kitchen/diner/sitting room, with access to a south east-facing balcony, and views over communal gardens towards Tooting Bec Common. The space also benefits from a second balcony, overlooking the communal gardens. The large double bedroom has views to the rear of the property. The modern bathroom is located off the hallway.

The apartment comes with a dedicated parking space and access to the communal gardens. There is electric vehicle charging on Culverden Road, adjacent to the property.

The property is located on Bedford Hill which runs off Balham High Road, and offers close proximity to the shops, transport and amenities of Balham. Additionally Tooting Bec Common and its leisure amenities are close by.

Length of Lease: 962 years (999 years in 1987)  
Ground Rent: Peppercorn  
Annual Service Charge: c. £1,500  
Current reserve fund balance is c. £50,000

## AMENITIES

- Open plan kitchen/living
- Double bedroom
- Modern bathroom
- Two private balconies
- Communal gardens
- Dedicated parking space at rear
- Share of Freehold
- Balham location
- Close to shops and amenities
- Balham Overground (Victoria via Clapham Junction)
- Northern Line at Balham
- Close proximity to Tooting Bec Common

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

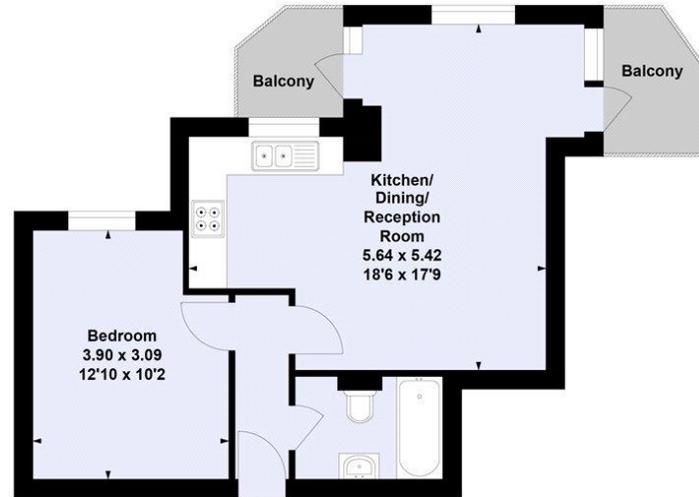




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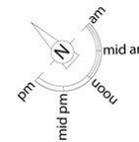
Approximate Floor Area = 43.27 sq m / 466 sq ft

 = Reduced head height below 1.5m



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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