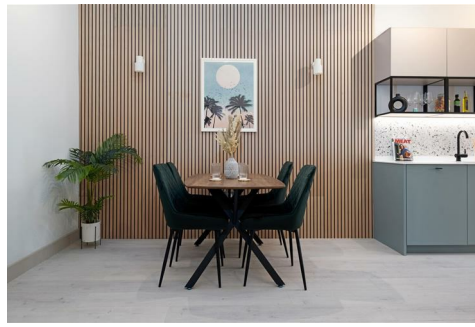




CHATTERTON | REES



180 Balham High Road, London, SW12 9BW

**£850,000**

Five stunning new apartments on Balham High Road. 180 Balham includes a selection of architecturally designed 1 and 2 bedroom apartments. Finished to a high specification and benefitting from a 10 year Build Zone construction warranty, secure electric fob entry, individual video entry system and a secured cycle store.

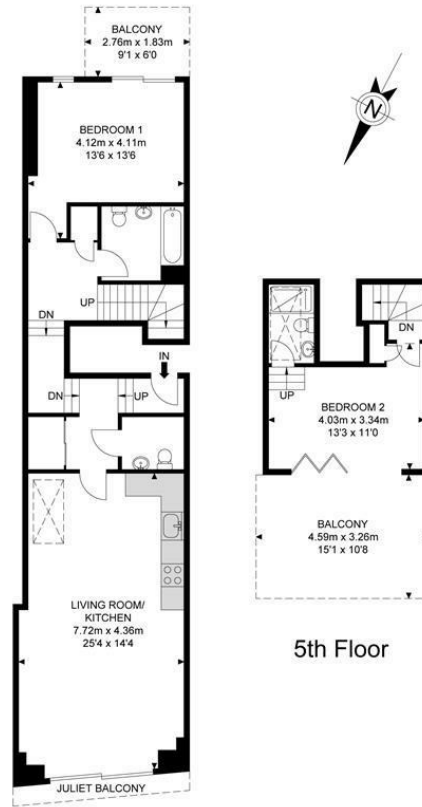
There are 5 apartments, apartment 5 is on the third and fourth floor with 2 double bedrooms with terraces and 2 bathrooms as well as a WC on the reception floor. The open plan kitchen and living area benefits from a bespoke Italian kitchen. Underfloor heating provided as standard with wooden flooring throughout. Generous ceiling height and floor to ceiling windows to allow for maximum light into the apartment.

**\*\*Please note images are of the show apartment\*\***



# Floor Plan

Balham High Road



4th Floor

5th Floor



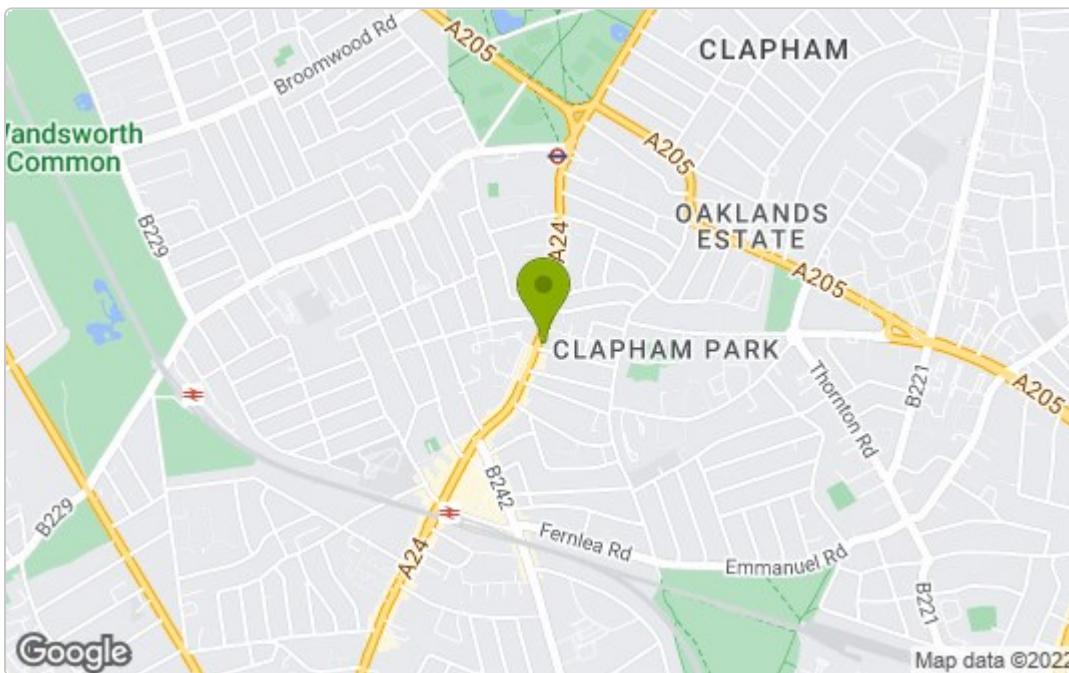
APPROX. GROSS INTERNAL FLOOR AREA 953.68 SQ FT / 88.60 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 241.11 SQ FT / 22.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.