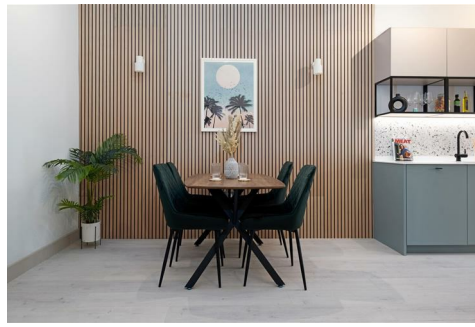




CHATTERTON | REES



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

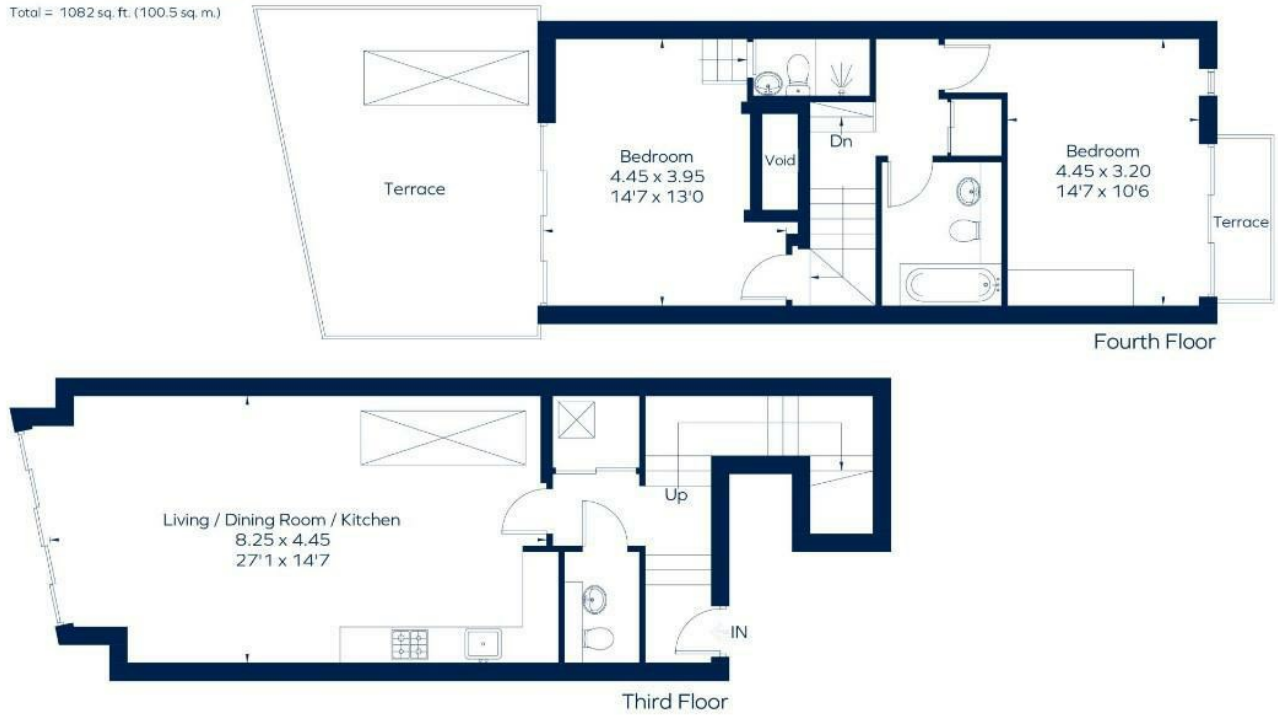
## BALHAM HIGH ROAD

Approximate Gross Internal Area (excluding void)

Third floor = 567 sq. ft. (52.7 sq. m.)

Fourth floor = 515 sq. ft. (47.8 sq. m.)

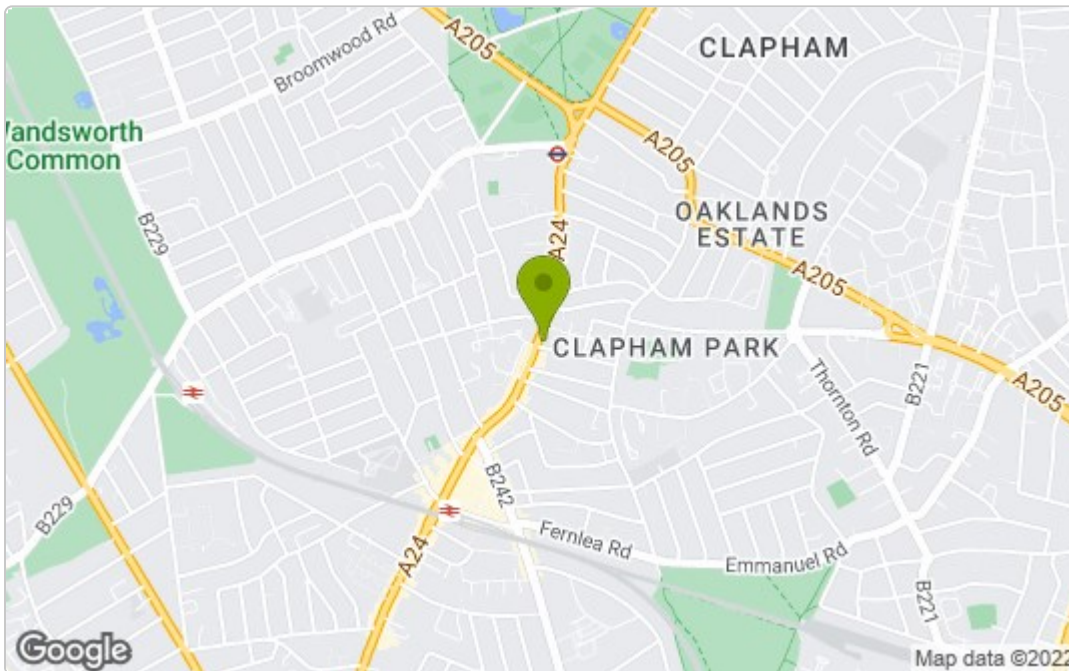
Total = 1082 sq. ft. (100.5 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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. ID 866924

This plan has been drawn from supplied plans, strictly for use as a guide only.

## 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.