



CHATTERTON | REES



180 Balham High Road, London, SW12 9BW

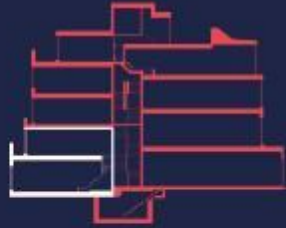
Asking price £650,000

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.

2 double bedrooms and 1 bathroom with sole access to an external garden courtyard. Flat 1 offers The open plan kitchen and living area benefits from a bespoke Italian kitchen. Generous ceiling height and floor to ceiling windows, to allow for maximum light into the apartment. With stunning private terraces on both floors this really is a must see apartment.

Floor Plan

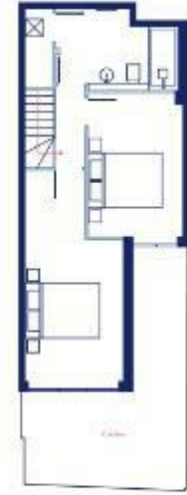
TWO BEDROOM DUPLEX



Dalham High Road

Kitchen / Living	6.77m x 4.45m	22.2ft x 14.6ft
Bedroom 01	5.8m x 2.76m	19.0ft x 9.14ft
Bedroom 02	4.14m x 2.62m	13.6ft x 8.6ft
Bathroom	3.42m x 2.26m	11.2ft x 7.4ft
Store	2.13m x 0.75m	7.0ft x 2.5ft
Garden	6.75m x 4.37m	22.3ft x 14.3ft
Total Area	67.7m²	726ft²

APT 01

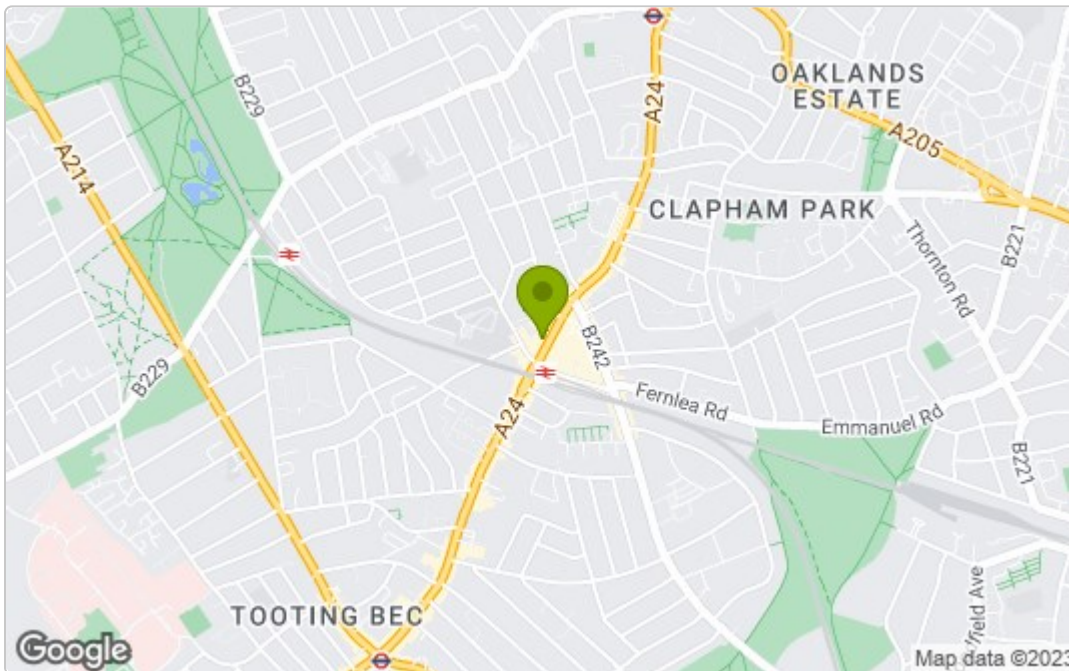


GROUND / FIRST FLOOR

180

180

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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