



## Little Dimocks

BALHAM, SW12 9JR

Offers invited £320,000

This delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 505 square feet, the property features a well-proportioned reception room, a cosy bedroom, and a modern bathroom, making it an ideal choice for individuals or couples seeking a stylish urban retreat.

Constructed in the late 20th century, this flat has been thoughtfully maintained, ensuring a welcoming atmosphere for its residents. The property is currently undergoing a lease extension from 86 to an impressive 125 years, providing peace of mind for future ownership. With a council tax of £770.06, the financial commitments remain manageable, complemented by a low service charge and the added benefit of no ground rent.

The location is a true highlight, with an array of vibrant bars and restaurants just a stone's throw away, perfect for those who enjoy the lively social scene. Additionally, the Balham overground and underground stations are conveniently close, offering excellent transport links to the rest of London, making commuting a breeze.

This flat presents a wonderful opportunity for anyone looking to invest in a property that combines modern living with a prime location. Whether you are a first-time buyer or seeking a rental investment, this charming flat in Balham is not to be missed.

- No chain
- Large 1 bedroom
- Walking distance to Balham overground/underground
- Excellent natural light throughout
- Lease extended from 86 to 125 years
- Close to local bars, cafés and nightlife
- Low service charge
- Quiet residential setting
- Ground floor flat
- No ground rent (peppercorn)

### Viewing

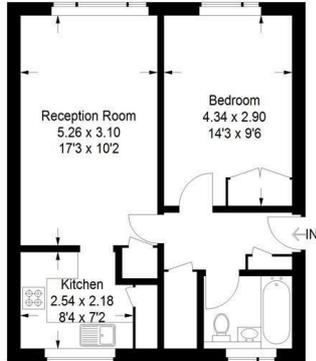
Please contact our team on 0208 138 1990 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

### Fouracres, Little Dimocks, SW12

Approximate Gross Internal Area  
46.9 sq m / 505 sq ft



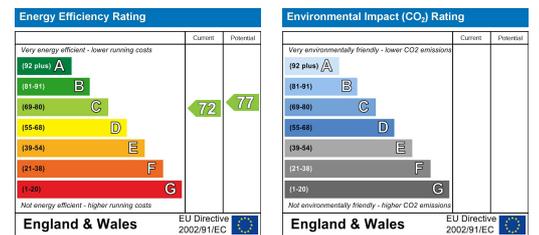
#### Ground Floor

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. (ID1273422)

## Area Map



## Energy Efficiency Graph



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