

2 bed flat to buy in SW12

Harberson Road, London, Wandsworth, SW12 9TT

£475,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000
- Set within a Modern Gated Development in the Heart of
- Two Double Bedrooms
- Open-Plan Entertaining
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

Please quote for all enquiries: WC0847 - Will Campbell

This well presented first and second-floor flat offers generous accommodation, featuring contemporary décor and high-quality finishes throughout. The property boasts a bright open-plan reception room and modern kitchen with ample space for a dining table, perfect for both relaxing and entertaining. Two spacious double bedrooms with built-in storage, a modern family bathroom and ensuite shower room complete the accommodation. Gated off street parking set off Harberson Road.

Set in the heart of vibrant Balham, this property offers the best of both urban convenience and green space. Balham Underground Station (Northern Line) and Balham Railway Station are both just a short walk away, providing quick access to central London and beyond. The bustling high street offers an array of independent shops, cafes, gastropubs, and restaurants catering to all tastes, from casual brunch spots to fine dining.

Balham is renowned for its proximity to several picturesque green spaces, including Tooting Bec Common and Wandsworth Common, perfect for outdoor activities, leisurely walks, or simply unwinding in nature.

The area has a lively cultural scene, with venues such as The Bedford, known for its live music and comedy, and Balham Bowls Club, offering a mix of live events and screenings. Balham's strong sense of community is in its local initiatives and events, fostering a welcoming and vibrant atmosphere.

With excellent transport links, a thriving high street, ample green spaces, and a strong community spirit, Balham is a highly desirable place to live.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

Both the Marketing Agent and

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 974

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £3,951.00

Price: Starting Bid £475,000

Property Type: Flat

Parking: Allocated

Year built: 2002

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

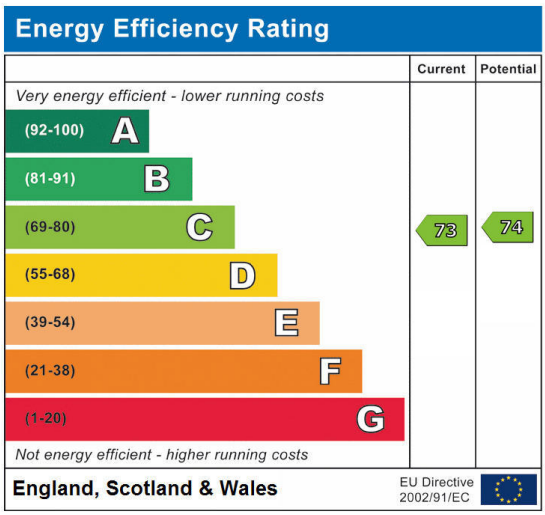
Required access: No

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Harberson Road, London, Wandsworth, SW12 9TT

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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