



**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



**BRITISH  
PROPERTY  
AWARDS**

2019 - 2020

★★★★★

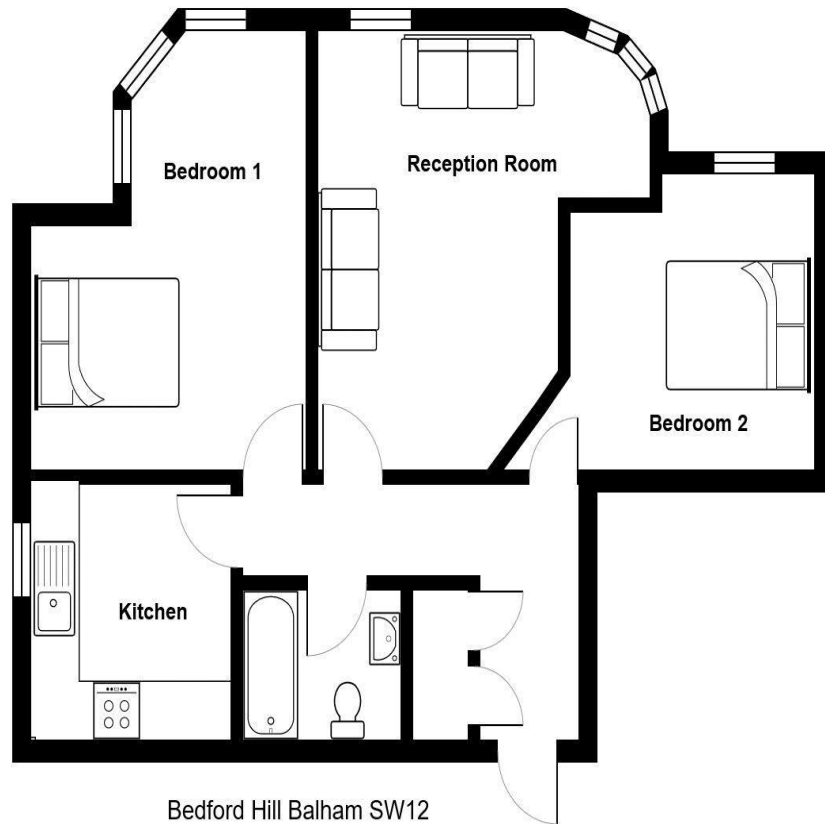
**GOLD WINNER**

LETTING AGENT  
IN SW17

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# 215-217 Bedford Hill Balham SW12 9HQ



Bedford Hill Balham SW12

Total Area: 58.4 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only

A bright two double bedroom first floor flat with double glazed windows and laminate wooden floors situated just 950 metres (11-minute walk) from Balham Northern line tube and main line station.

The flat boasts a modern fitted kitchen with built in appliances and dish washer, bright reception room overlooking the communal gardens, white bathroom suite, hallway with two spacious storage cupboards and externally there is off street parking. Early internal viewing is recommended via Porters Estate Agents.

- Two double bedroom flat
- Spacious & bright reception room
- Kitchen with built in appliances inc dishwasher
- Laminate flooring
- White bathroom suite
- Double glazed windows
- Built in storage cupboards
- Attractive communal gardens
- Off street parking
- Walking distance to Balham tube/main line station

Council Tax: London Borough of Wandsworth Band C £705.39 for 2020/2021

**Available August 2021**