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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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



**BRITISH  
PROPERTY  
AWARDS**

2019 - 2020

★★★★★

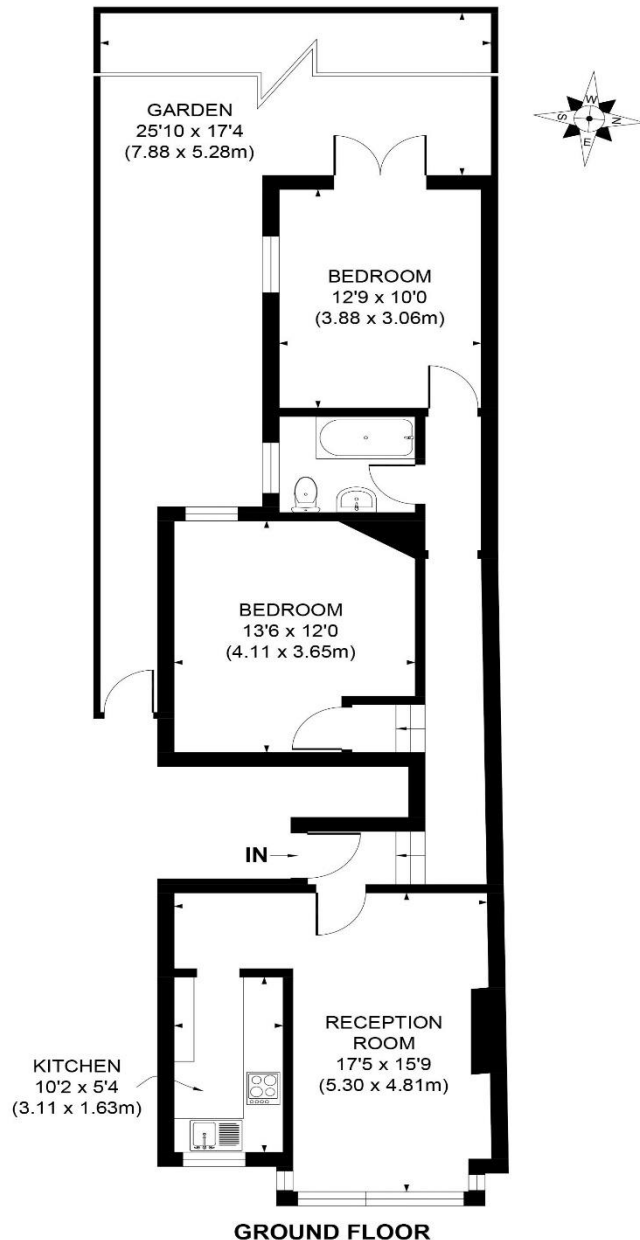
**GOLD WINNER**

LETTING AGENT  
IN SW17

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# Ground Floor Flat Shipka Balham SW12 9QP



APPROX. GROSS INTERNAL FLOOR AREA 703 SQ. FT/65.28 SQ. M

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

A spacious ground floor two double bedroom flat located within 300 metres (4 minutes' walk) of Balham Northern line tube and mainline station. Offered to let with a private 25' garden the flat comprises a bright reception room, modern fitted kitchen, white bathroom suite and both the bedrooms are a good double size.

Gas central heating and double-glazed windows have been installed and internal viewing is highly recommended via Porters Estate Agents.

- Private 25' rear garden
- Two double bedroom flat
- Close to Balham Tube/Rail stations
- Spacious bright reception room
- Fitted kitchen
- White bathroom suite
- Gas central heating
- Available 30<sup>th</sup> October 2020
- Council Tax:  
London Borough of Wandsworth  
Band C £705.39 for 2020/2021