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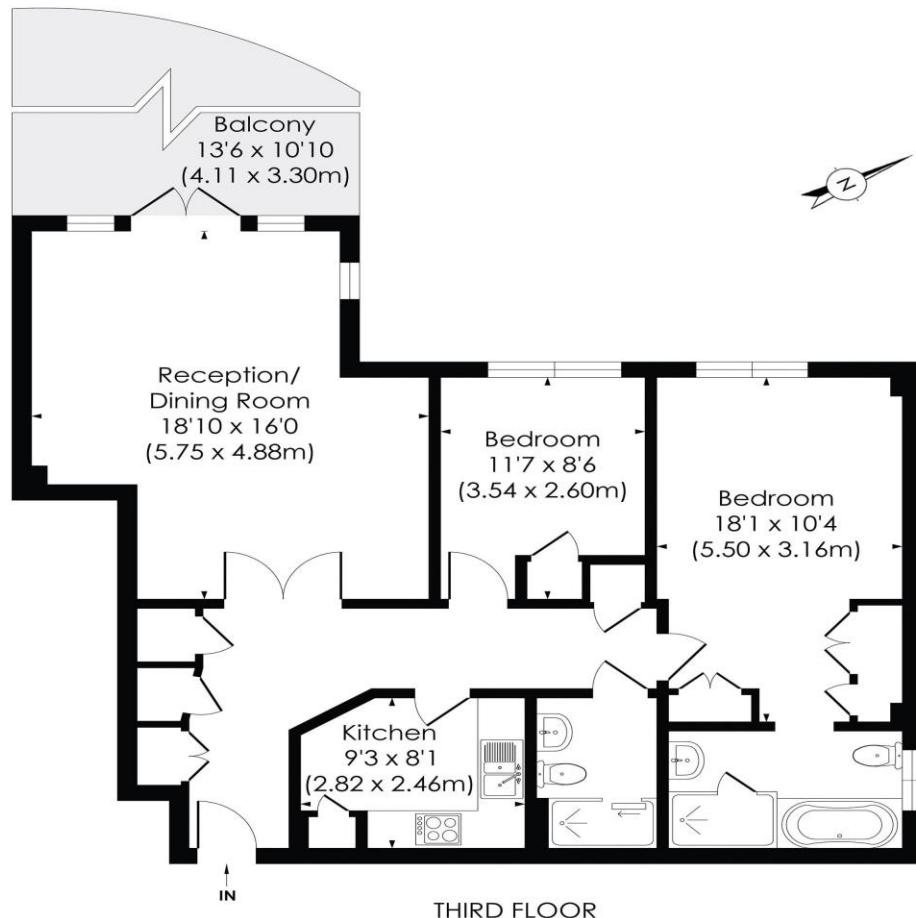
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# Lumiere Court Balham High Road Balham SW17 7BQ



## LUMIERE COURT, SW17

Approx. Gross Internal Floor Area  
892 Sq. ft/82.85 Sq. m

Welcome to Lumiere Court, a stunning newly decorated two double bedroom, two bathroom flat that is sure to take your breath away. This exquisite residence boasts its own private roof terrace, allowing you to bask in the serenity and beauty of the surrounding area. Located just a short 5-minute walk from Balham tube and main line station, Lumiere Court offers the perfect blend of convenience and tranquility. With easy access to the heart of the city, you can indulge in all that Balham has to offer while enjoying the peacefulness of your luxurious abode. One of the standout features of this remarkable property is the provision of off-street parking. Say goodbye to the endless search for a parking spot.

- PRIVATE ROOF TERRACE with views over Balham
- TWO BATHROOMS (ONE EN SUITE)
- Two double bedrooms
- Modern fitted kitchen
- Spacious Reception Room
- Lots of storage space
- Newly decorated with brand new carpets
- Allocated Parking Space
- Council Tax: London Borough of Wandsworth Band D £914.14 for 2023/2024

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.