

# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC

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# Boundaries Mansions Boundaries Road Balham SW12 8EZ

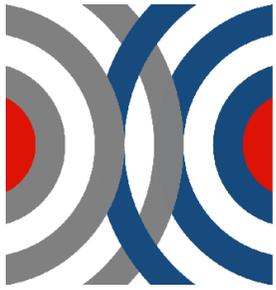


An impressive and very spacious 4 bedroom flat offered for sale in this sought-after mansion block within easy walking distance of Balham tube and mainline station. The flat comprises an elegant reception room with feature fireplace, a private balcony, modern fitted kitchen with built in appliances, white bathroom suite with an additional room plumbed for a second bathroom, four bedrooms and a very spacious L shaped entrance hall. Externally there are well maintained communal gardens and stylish communal entrance hall.

- 4 bedroom flat in sought after Mansion block
- Private balcony and communal gardens
- Modern fitted kitchen with built in appliances
- White bathroom suite with plumbing for a second bathroom
- Elegant reception room with fireplace
- Many original features
- Spacious L-shaped entrance hall
- Close to Balham tube and rail stations
- No chain involved

Council Tax: London Borough of Wandsworth  
Band E

£969.91 for 2020/2021



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**First Floor**

**Approx Gross Internal Area 1242 Sq Ft - 115.38 Sq M**

For Illustration Purposes Only - Not to Scale

