



BEDFORD HILL, LONDON, SW12

Carter Jonas

BEDFORD HILL, LONDON, SW12

This bright and well presented one-bedroom, first floor apartment, Share of Freehold flat in Balham, features two balconies and a dedicated parking space.

This superb apartment offers a spacious open plan kitchen/diner/sitting room, with access to a south east-facing balcony, and views over communal gardens towards Tooting Bec Common. The space also benefits from a second balcony, overlooking the communal gardens. The large double bedroom has views to the rear of the property. The modern bathroom is located off the hallway.

The apartment comes with a dedicated parking space and access to the communal gardens. There is electric vehicle charging on Culverden Road, adjacent to the property.

The property is located on Bedford Hill which runs off Balham High Road, and offers close proximity to the shops, transport and amenities of Balham. Additionally Tooting Bec Common and its leisure amenities are close by.

Share of Freehold

Length of Lease: 962 years (999 years in 1987)

Ground Rent: Peppercorn

Annual Service Charge: c. £1,949.30 (includes reserve fund contribution of £300 pa)

Current reserve fund balance is c. £50,000

EPC: C

AMENITIES

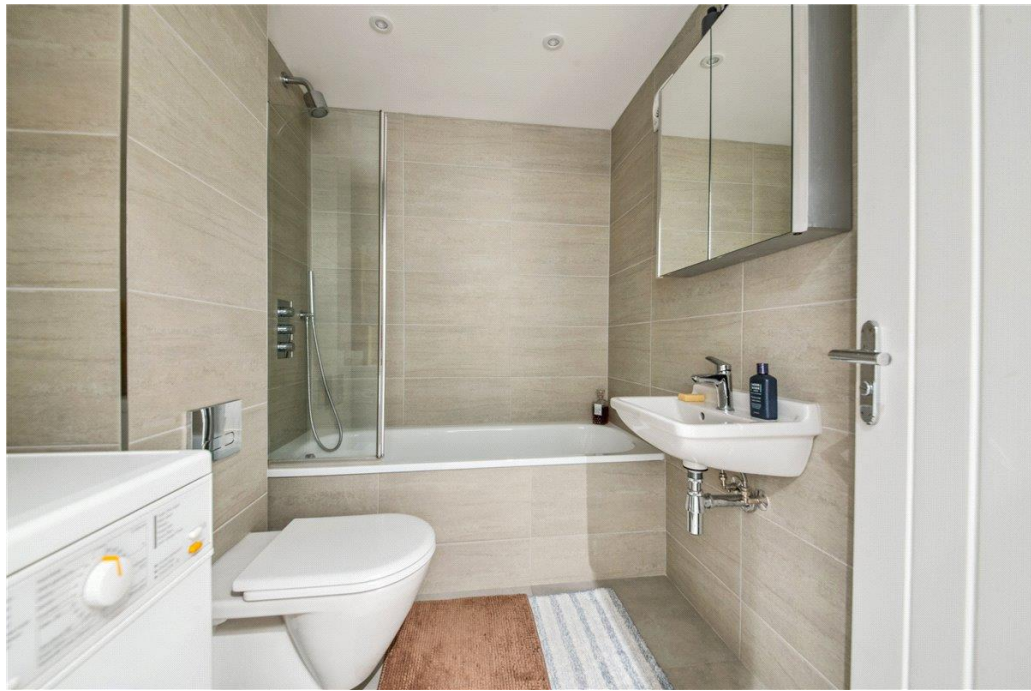
- Open plan kitchen/living
- Double bedroom
- Modern bathroom
- Two private balconies
- Communal gardens
- Dedicated parking space at rear
- Share of Freehold
- Balham location
- Close to shops and amenities
- Balham Overground (Victoria via Clapham Junction)
- Northern Line at Balham
- Close proximity to Tooting Bec Common

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth


EPC BAND C

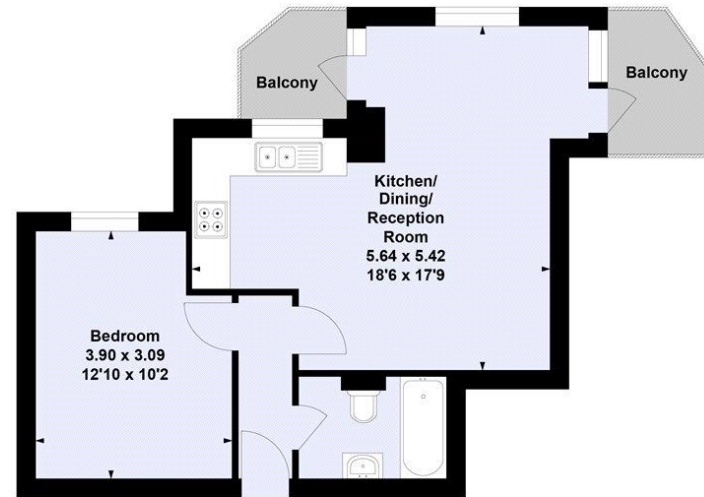




Bedford Hill, SW12

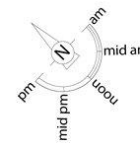
Approximate Floor Area = 43.27 sq m / 466 sq ft

 = Reduced head height below 1.5m



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data