



Old Devonshire Road, London
SW12

HAMPTONS
INTERNATIONAL

Beyond your expectations

A fantastic two bedroom garden flat with a private entrance EPC:C

Hamptons International
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Period conversion | Two bedroom garden flat | Living room | Kitchen | Bathroom | Private entrance | Private garden | 853 sq ft

Asking Price £625,000 Share of Freehold

Description

An outstanding two bedroom flat in excellent condition, measuring over 850 sq ft whilst also benefitting from its own front door and private garden. This wonderful “turn key” home has been superbly renovated with wooden floors throughout the living areas and carpet in the bedrooms, both of which are generous doubles at the back of the building. The modern bathroom has a majestic free standing bath, tiled walls and floor, and his and her sinks. The decked garden at the rear is very secluded so offers a wonderful space for outdoor entertaining and alfresco dining.

Location

The flat is positioned half way down Old Devonshire Road, a particularly wide street with a mix of modern and period architecture. Balham High Road sits at one end and there you will find a huge array of shops, restaurants and pubs. Excellent transport links are nearby with Balham train station just 0.4 miles away (National Rail and Northern Line) and Clapham South half a mile in the other direction (Northern Line).

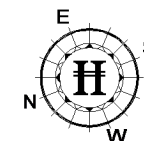
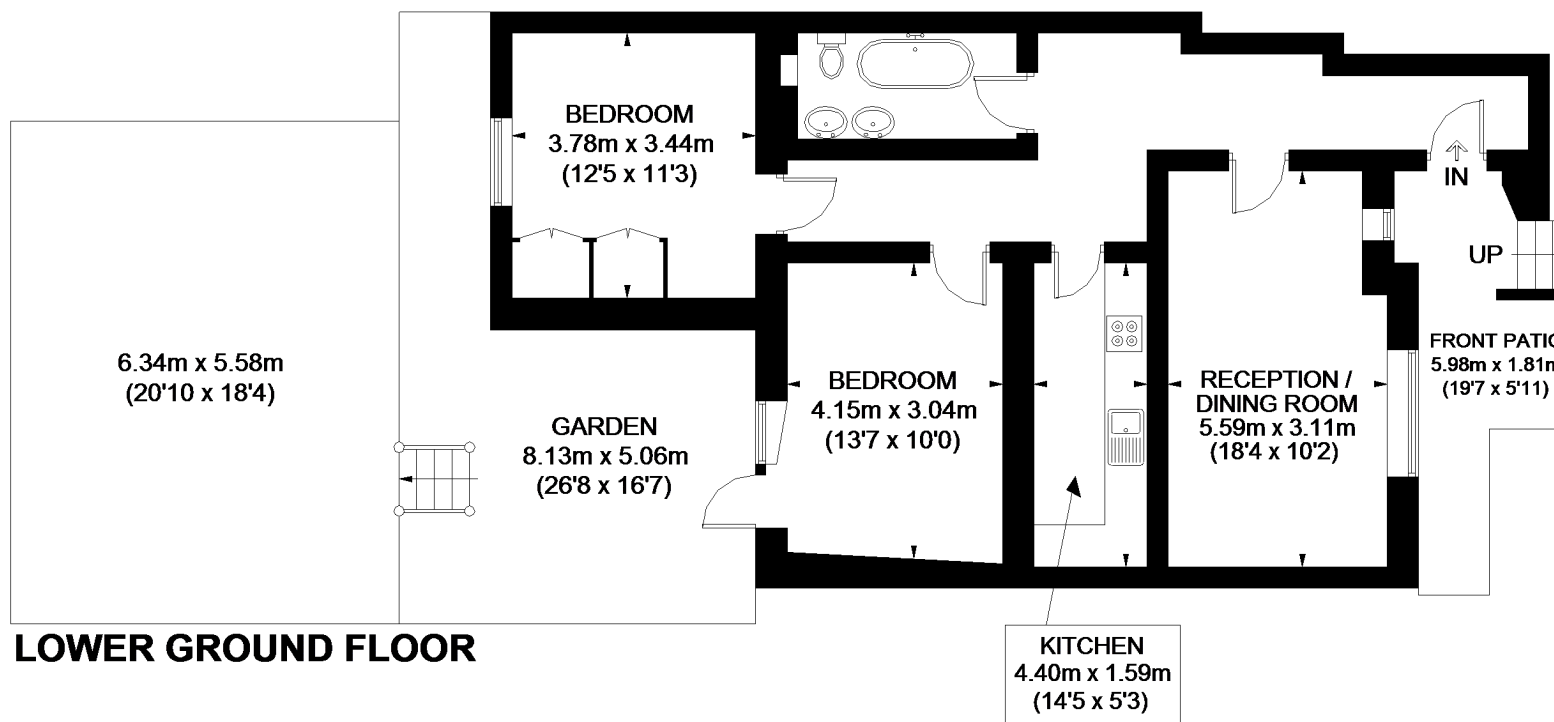
Additional Information

Share of Freehold
No Ground Rent
No Service Charge

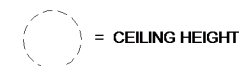


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

OLD DEVONSHIRE ROAD



APPROXIMATE GROSS INTERNAL AREA
853 SQ. FT. (79.3 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID381535).

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

