



CHATTERTON | REES



22 Tramyard Apartments 266 Balham High Road, London, SW17 7FD
Asking price £675,000





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London, SW17 7FD

- 2 Bedroom
- Iconic premium development
- Balcony & communal garden
- 2 Bathroom
- High ceilings
- Moments from Balham Station

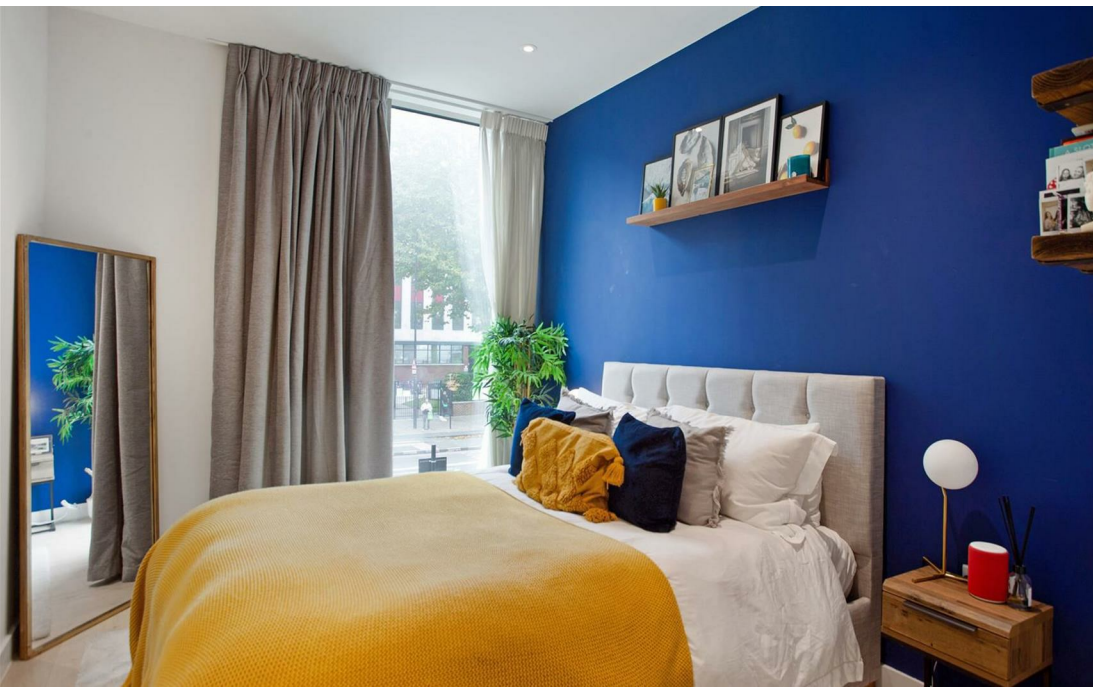
Welcome to this stunning new build property located on Balham High Road in London! This purpose-built flat on the first floor boasts a modern and high-spec design that is sure to impress.

As you step into the 770sqft property, you are greeted by a spacious and inviting reception room, perfect for entertaining guests or simply relaxing after a long day. The fully fitted kitchen, complete with high-end appliances, is a dream for any aspiring chef. French doors open up to a private south-east facing balcony, offering a lovely outdoor space to enjoy a morning coffee or an evening glass of wine.

This property features two generously sized bedrooms, providing ample space for a growing family, guests, or even a home office. The two luxury bathrooms add a touch of elegance, with the principal bedroom boasting an ensuite and built-in wardrobes for all your storage needs.

Convenience is key in this property, with a sizeable storage cupboard just off the hall, perfect for keeping your living space clutter-free. Additionally, the modern heat ventilation and purification system ensures a comfortable and healthy living environment all year round.

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Directions

The Tramyard Apartments is a luxury apartment block, completed in 2020 by multi-award-winning developer Joseph Homes and offers a communal walled garden for residents' use. The building is situated between Tooting and Balham, set back off Balham High Road and offers easy access to both Balham and Tooting Bec Station. An array of amenities such as shops, bars, restaurants, and traditional pubs can be found nearby along the High Road, Bedford Hill and down towards Tooting Bec. Nightingale Lane and the famous Northcote Road are within easy reach as well as both Tooting Common and Wandsworth Common.



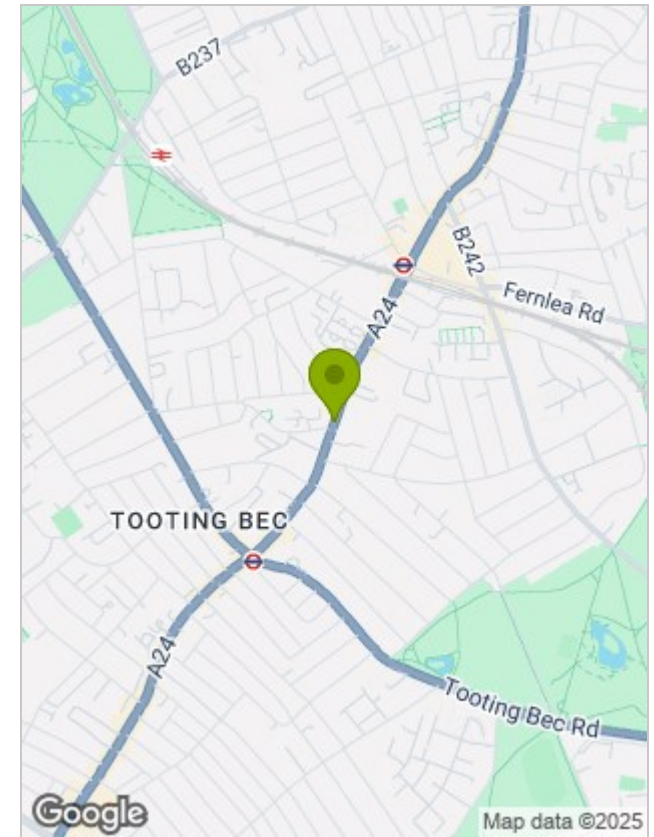


Floor Plans

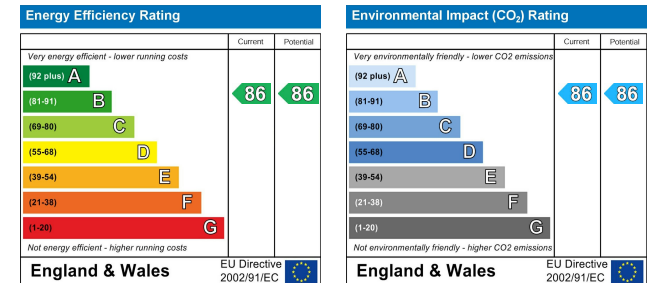


Total area (approx.): 71.6 sq. m (770.7 sq. ft)
Balcony area : 7.5 sq. m (80.7 sq. ft)

Location Map



Energy Performance Graph



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.