



**BEIRA STREET, BALHAM/CLAPHAM SOUTH, SW12**  
£700,000

**Carter Jonas**

# BEIRA STREET, BALHAM/CLAPHAM SOUTH, SW12

A fantastic two-bedroom, ground-floor garden flat located on a quiet residential street, close to Clapham South Tube Station and Balham.

The flat has a large, bright living room, with sash windows and a period fireplace. The kitchen/breakfast room has space for a dining table and chairs. There is also a handy utility cupboard to house a washer and dryer. The principal bedroom is a large double bedroom, with fitted wardrobes. The second bedroom is a smaller double bedroom, ideal for a study/guest bedroom. A bright bathroom is located midway along the corridor and there is also an additional W.C./cloakroom. The flat has a private garden which is mostly laid to lawn with a patio area.

Beira Street is a residential side street close to Clapham South and Balham. Clapham South tube station is just 0.3 miles (6 minutes) away.

The green open spaces of Clapham Common are close by. Balham town centre and the popular Abbeville Road with its cafes and bars are also within easy reach.

## AMENITIES

- Two Bedrooms
- Kitchen/Breakfast Room
- Reception Room
- Private Garden
- Bathroom
- Cloak Room
- Proximity to Clapham South
- Proximity to Balham
- Proximity to Abbeville Village
- Wandsworth Borough Council Tax Band: D
- Leasehold: 89 Years Remaining

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D

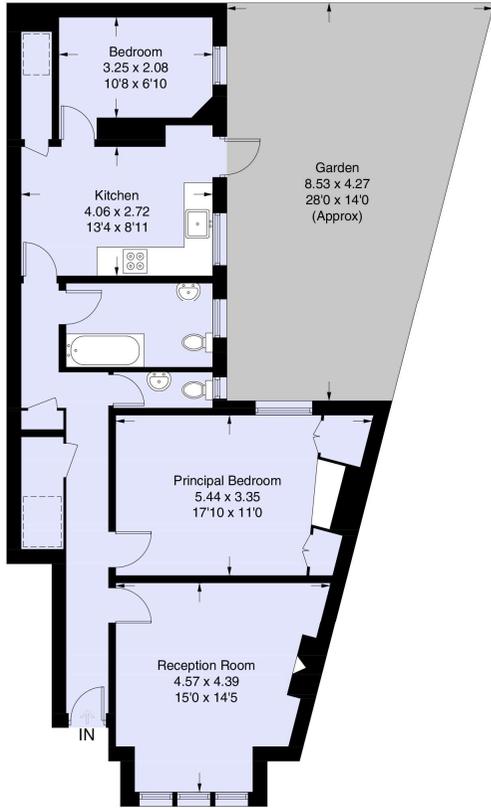




# Beira Street, SW12

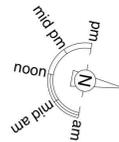
Approximate Gross Internal Area = 75.4 sq m / 812 sq ft  
 (Excluding Areas With Reduced Headroom)  
 Reduced Headroom = 1.6 sq m / 17 sq ft  
 Total = 77 sq m / 829 sq ft

 = Reduced head height below 1.5m



Ground Floor

This marketing 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.

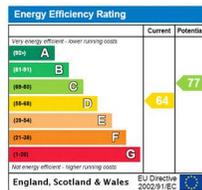


## Carter Jonas

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