



TRAMYARD APARTMENTS, SW17

A beautifully presented and exceptionally spacious one-bedroom apartment, extending to approximately 605 sq ft, situated on the second floor of the sought-after Tramyard Apartments development in the heart of Balham.

The property offers a welcoming and unusually large entrance hallway, leading through to a generous open-plan kitchen and reception room. The living space provides ample room for both dining and entertaining, while the contemporary kitchen benefits from integrated appliances and direct access to a private balcony, which overlooks the landscaped, communal garden. Positioned to the rear of the building, the apartment enjoys a quieter setting away from Balham High Road. The apartment further comprises a spacious double bedroom with built-in storage and a modern bathroom, all finished to a high standard.

Tramyard Apartments is superbly positioned on Balham High Road, with an excellent selection of shops, cafés, restaurants and supermarkets on its doorstep. Balham Underground and Overground stations are approximately a seven-minute walk away, providing fast and convenient connections into Central London. The green open spaces of Wandsworth Common and Tooting Common are also within easy reach.

KEY FEATURES:

- Approximately 605 sq. ft
- Spacious open-plan kitchen and reception room
- Private balcony
- Quiet rear-facing position away from Balham High Road
- Generous entrance hallway
- Double bedroom with built-in storage
- Lift access
- Secure bike storage
- Approximately 7 minutes' walk to Balham Station
- Close to Wandsworth Common and Tooting Common
- Service charge: approximately £2,614 per annum (payable in two instalments)
- Ground rent: £175 per annum

TENURE Leasehold (Approximately 991 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND B

EXCEPTIONAL ONE-BEDROOM APARTMENT WITH PRIVATE BALCONY, LIFT ACCESS AND SECURE BIKE STORAGE, EXTENDING TO APPROX. 605 SQ FT AND LOCATED MOMENTS FROM BALHAM STATION.

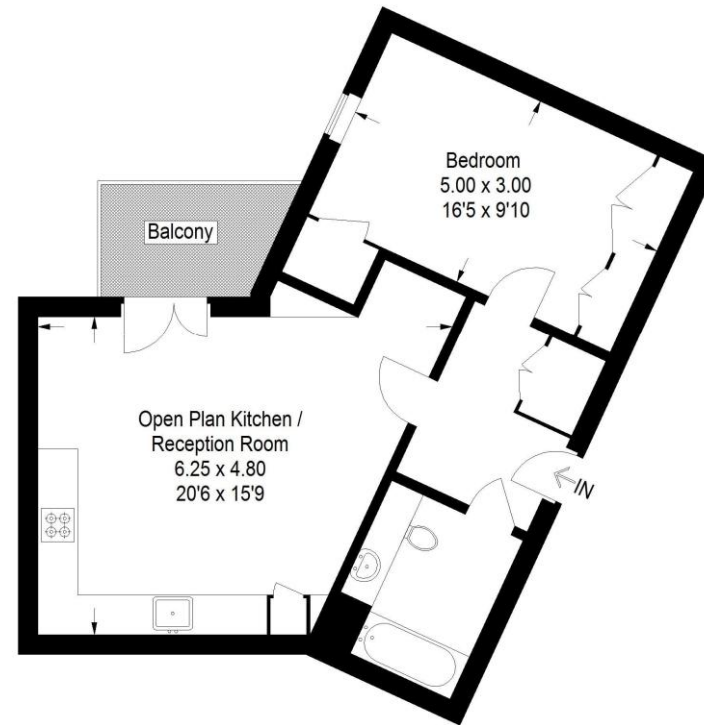


Classification L2 - Business Data



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Approximate Gross Internal Area
56.2 sq m / 605 sq ft



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. (ID1334632)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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