



TRAMYARD APARTMENTS, BALHAM, SW17

Carter Jonas

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A stylish, one-bedroom apartment in Balham's award-winning Tramyard Apartments, with private balcony, and access to a tranquil communal garden.

Located on the third floor, the apartment has a sense of refined, contemporary style, with an elevated finish. The chic open plan kitchen/living space is filled with natural light and opens out to the private balcony, overlooking the rear of the building and the stunning communal courtyard gardens. In warmer months, this provides additional space to relax and entertain. The cool palette is in evidence in the kitchen – inky tones, marble countertops, natural wood, all help to create a soothing environment. The living space makes full use of an alcove for a practical home office space.

The large double bedroom has a westerly views from the window and features plentiful built-in wardrobe and storage space to create a modern sanctuary. The bathroom is designed to a high specification for comfort and luxury. A large utility cupboard in the hallway provides additional storage. There is underfloor heating throughout the property, along with an air ventilation system. Entrance to the property is via intercom and fob, with secure access to the communal garden at ground level, along with bike storage.

The property is situated close to the shops and amenities of Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads. Balham benefits from a Waitrose and large Sainsbury's, Hildreth Street Market, as well as many bars and restaurants, including members club, Little House Balham, part of the Soho House group. Wandsworth, Clapham and Tooting Commons are close by. Transport links are excellent, with underground (Northern Line) from Clapham South or Balham, and mainline trains from Balham or Wandsworth Common.

AMENITIES

- Double apartment
- Open plan kitchen/living space
- Double bedroom
- Balcony
- Built in storage
- Communal garden
- Secure bike storage
- Close to Balham (Northern Line & Overground)

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

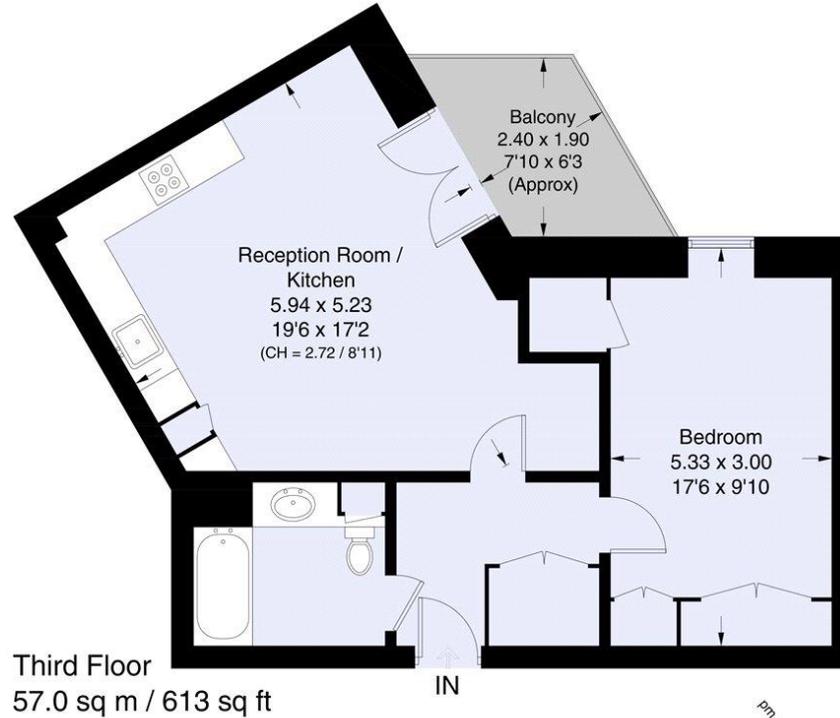
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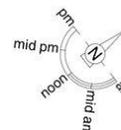


Tramyard Apartments, Balham High Road, SW17

Approximate Gross Internal Area = 57.0 sq m / 613 sq ft



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B	85	85
(81-90)	C		
(65-80)	D		
(55-64)	E		
(39-54)	F		
(1-28)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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