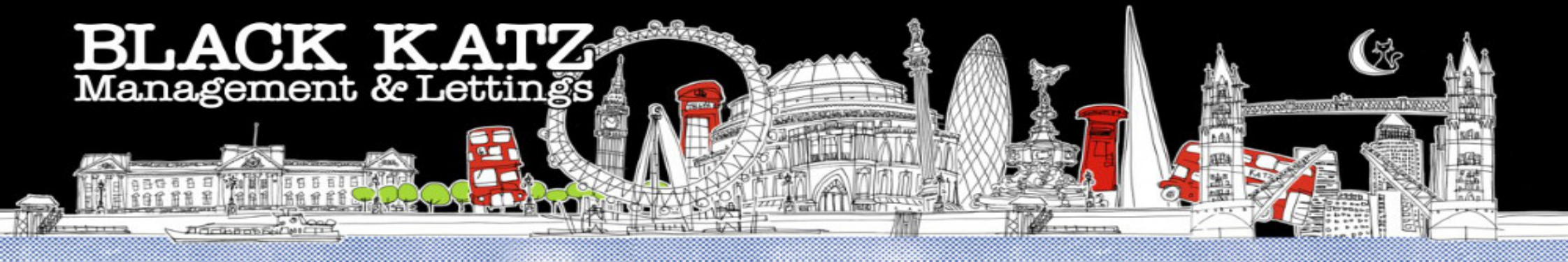


# BLACK KATZ

Management & Lettings



**3 Bedroom Apartment To Rent In Balham / Clapham South SW12 £635 p.w (£2751 pcm)**

### **3 Bedroom Apartment To Rent In Balham / Clapham South SW12£ 635 p.w (£2751 pcm)**

**<p>--Available 27th March--</p><p>This beautiful&nbsp;Victorian conversion offers&nbsp;size,quality and location. Flooded with natural light and offering 1034 Sq.Ft. ( 96 Sq. Mts.) of living and entertaining space. This beautiful property is neutrally&nbsp;decorated throughout with three larger than average double bedrooms, spacious bright and&nbsp;airy&nbsp;reception room,&nbsp;kitchen diner, additional study room and charming private&nbsp;balcony.</p><p>Superbly located&nbsp;between Clapham South Tube Station (Northern Line) and Balham(Northern Line and Overground) both twelve minutes walk away. Local amenities are not far away either with either Balham High Road or The Common both the same walking distance away.</p>**

**E.P.C. RATING: C**

#### **Property Features**

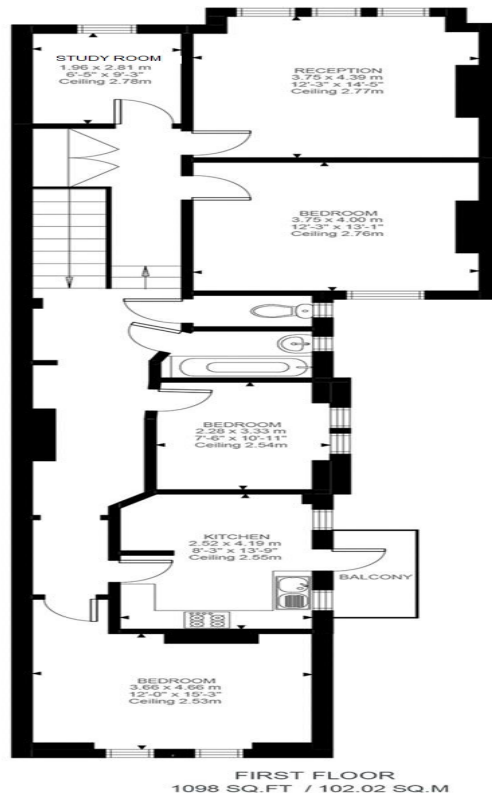
**. Balcony . Beautiful tree lined street . Washing Machine . Separate kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Zone 2 . Zone 3 . 5 weeks deposit . Separate WC . Period Conversion . Gas Central Heating . Central Heating . Double Glazed . Good decorative order . Spacious Living Room**



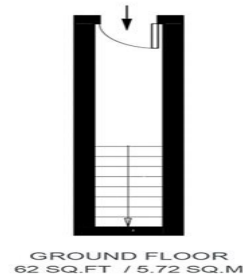


## 3 Bedroom Apartment To Rent In Balham / Clapham South SW12£ 635 p.w (£2751 pcm)

Weir Road, Balham, SW12



APPROXIMATE GROSS INTERNAL (LIVING) AREA  
107.74 SQ.M / 1160 SQ.FT



### 3 Bedroom Apartment To Rent In Balham / Clapham South SW12£ 635 p.w (£2751 pcm)



**Black Katz**  
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**SE1 1LL**

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**m**

**Office Hours:**  
**Mon-Fri 9.00am-7.00pm**  
**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.