



**COURTENAY**  
*Sales, Lettings and Valuations*

## Flat 6, Stableyard Apartments, Balham Hill SW12

£385 per week. An immaculate PART FURNISHED second floor flat with large roof terrace in a superb new development. EPC - B. Fees Apply.



An immaculate PART FURNISHED second floor flat with large roof terrace in a superb new gated development in this convenient location close to Clapham South Underground station.

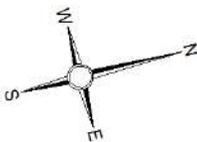
The accommodation comprises a spacious hallway leading to a large reception room with doors to the terrace & a newly fitted open plan kitchen including dishwasher & microwave, all with laminate wood-effect flooring. There is a double bedroom with carpet & fitted cupboard and a shower room. Underfloor heating throughout and some bicycle storage available outside.

Clapham Common and numerous shops, bars & restaurants are closeby, including excellent transport links via the Northern Line.

**Entrance Hall**  
**Reception Room/Kitchen**  
**Bedroom 1**  
**Shower Room**  
**Terrace**

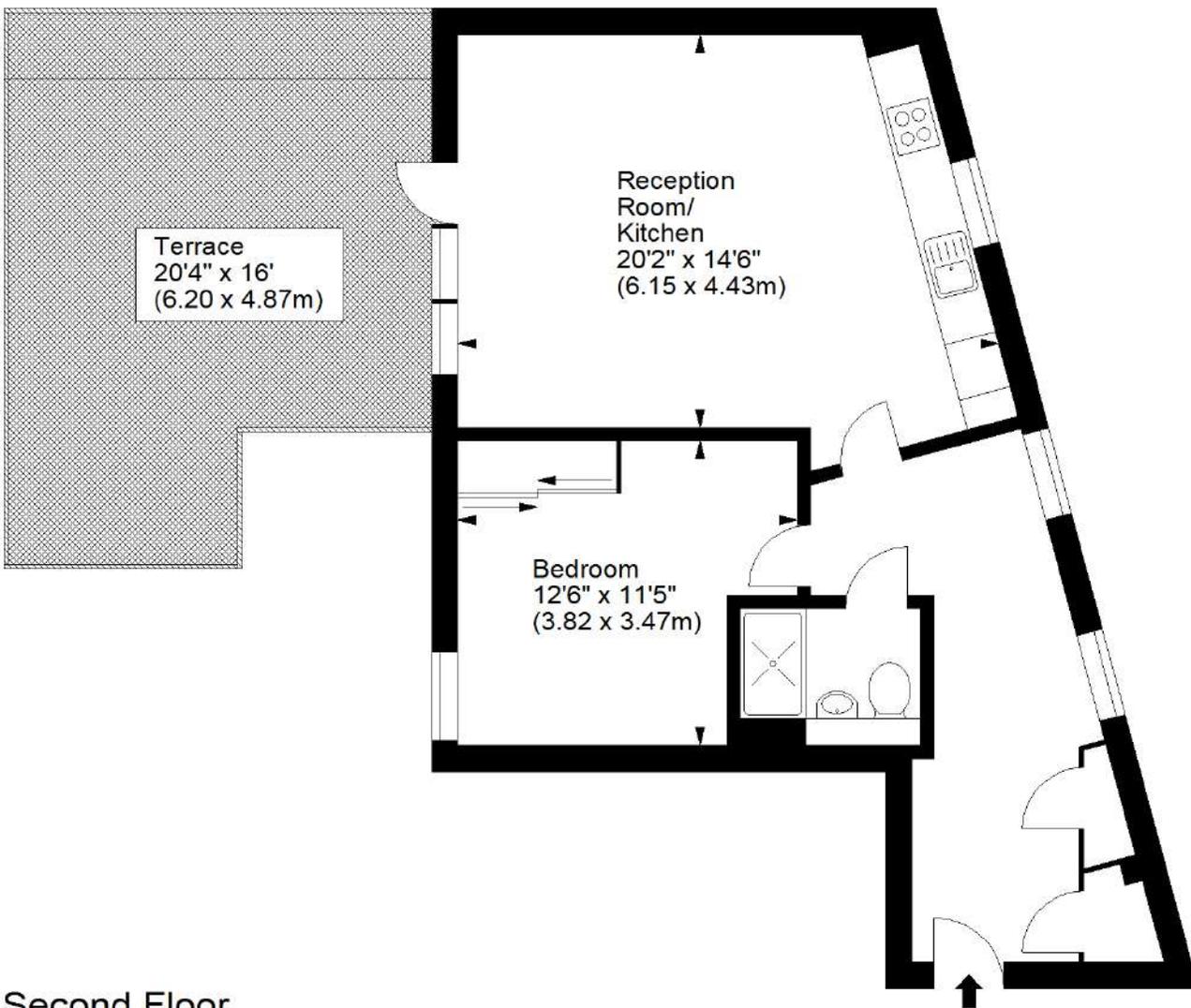
### FEATURES

- \* AVAILABLE NOW
- \* BICYCLE STORAGE
- \* NEW DEVELOPMENT
- \* LARGE ROOF TERRACE
- \* GATED COURTYARD
- \* UNDERFLOOR HEATING
- \* PART FURNISHED
- \* WANDSWORTH COUNCIL TAX
- \* VIDEO ENTRY PHONE
- \* 0.2 MILES FROM CLAPHAM SOUTH UNDERGROUND STATION



## Stableyard Apartments, SW12

Approx. Gross Internal Area  
610 Sq Ft - 56.67 Sq M



### Second Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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