



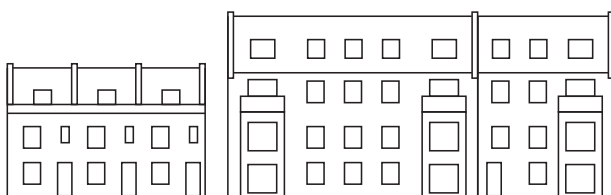
BALHAM
PLACE SW12





BALHAM PLACE

A stylish collection of 12 exceptionally affordable one and two bedroom contemporary apartments available on a shared ownership basis in one of South West London's most desirable addresses.



BALHAM NEW ROAD
FRONTAGE



OLD DEVONSHIRE ROAD
FRONTAGE

A BETTER LIFESTYLE



Paragon, working in partnership with Wandsworth Council, is pleased to introduce Balham Place, an exciting new development of 12 contemporary one and two bedroom apartments available for sale on a shared ownership basis for people living or working in the borough.

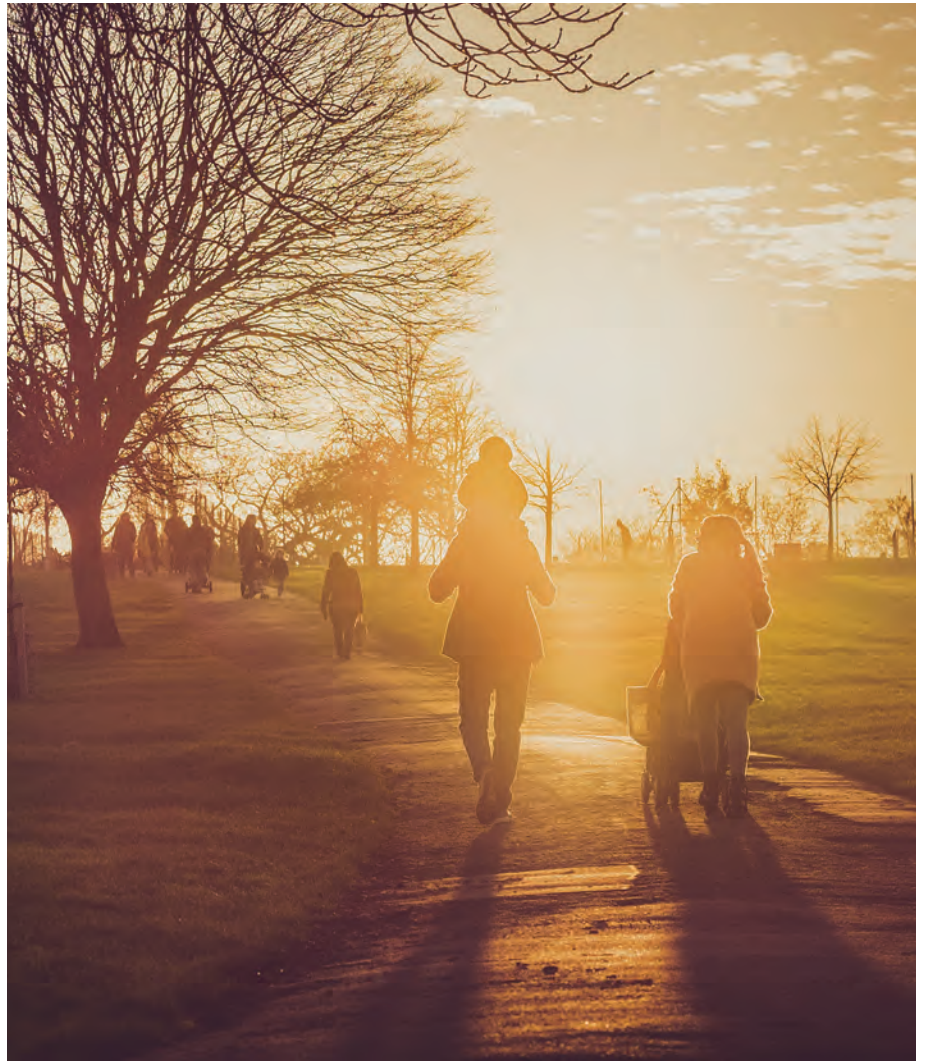
Balham is one of South West London's most exciting areas. Vibrant, cool, and with a thriving local community, it's also extremely well connected for commuting to the City or West End and for travel to all parts of the capital.

SW12 has a lively social scene with a wide choice of exciting restaurants and award-winning pubs offering great food, live music and comedy nights. Café culture reigns supreme along Balham Hill, a thriving high street which also boasts a good selection of supermarkets, independent shops, bars and restaurants, along with a lively street market and popular weekly farmers' market. With the retail attractions of Chelsea and Fulham just across the river and Central London within easy reach, you won't need to venture far to enjoy everything the capital has to offer when you live at Balham Place.

The development is situated in a central location between four of South West London's most desirable green open spaces – Wandsworth Common, Tooting Bec Common, Brockwell Park and Clapham Common. Together they offer lovers of a healthier lifestyle numerous leisure opportunities, such as the outdoor lido at Tooting Bec Common (just under a mile away from Balham Place), fishing lakes, children's playgrounds, tennis courts, football pitches, basketball, volleyball, cricket nets, a BMX track and trim trails, as well as endless possibilities for walking, jogging and other outdoor pursuits.

With a choice of superb apartments available, Balham Place is a sought-after address that provides everything modern life demands. It's the perfect place to put down roots and call home.

**BALHAM IS
A VIBRANT,
TRENDY PART
OF LONDON
OFFERING
A GREAT
QUALITY
OF LIFE AND
A QUICK
COMMUTE**



Green spaces full of great facilities and artisan outlets make it easy to relax in style.

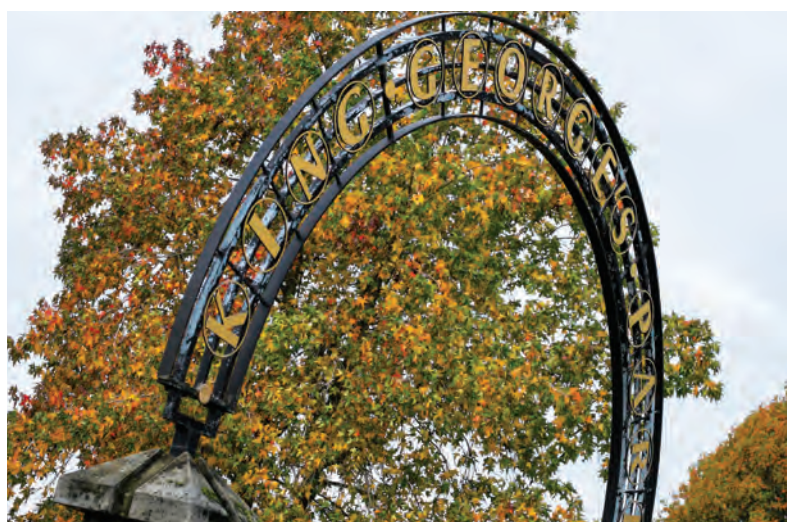




BALHAM HAS PLENTY OF INDEPENDENT EATERIES, WHILE THE LIVELY HILDRETH STREET MARKET ON SATURDAYS SELLS FRESH FLOWERS AND DELICIOUS PRODUCE



Every Saturday the Hildreth Street Market lures visitors with a plethora of tempting produce and beautiful fresh blooms.





Tooting Bec is home to the renown Lido – the largest fresh water open air swimming pool in England.



Whether you've been for a bracing dip or a leisurely stroll, you probably deserve a treat. Tempting options are never far away.





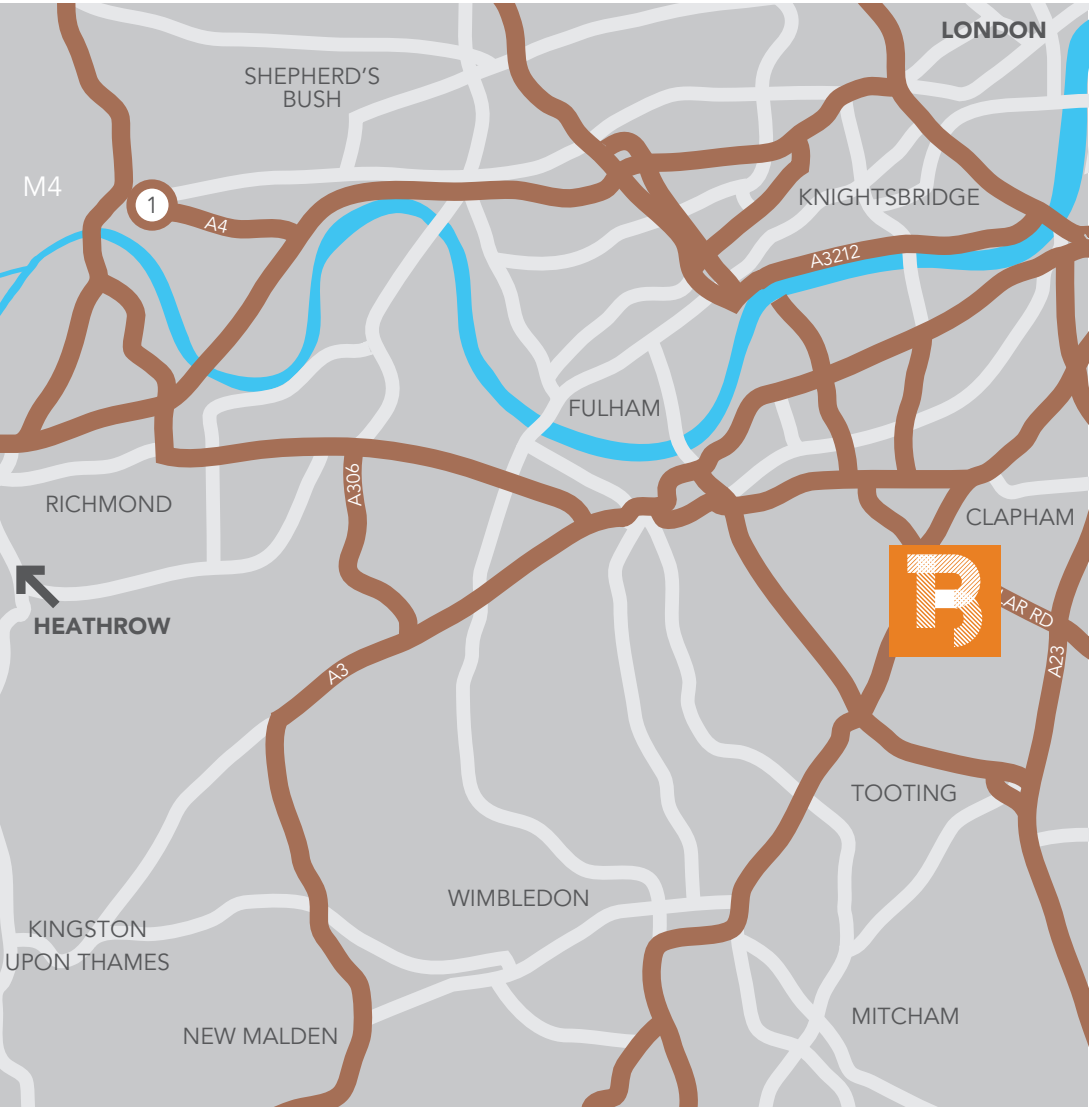
Live music, local comedy, and long pours are central to Balham's identity with its many long-established local haunts and highly regarded gastro pubs. Landmark clubs like the Bedford Pub/Banana Cabaret venue hosts regular nights which attract visitors from all over London.



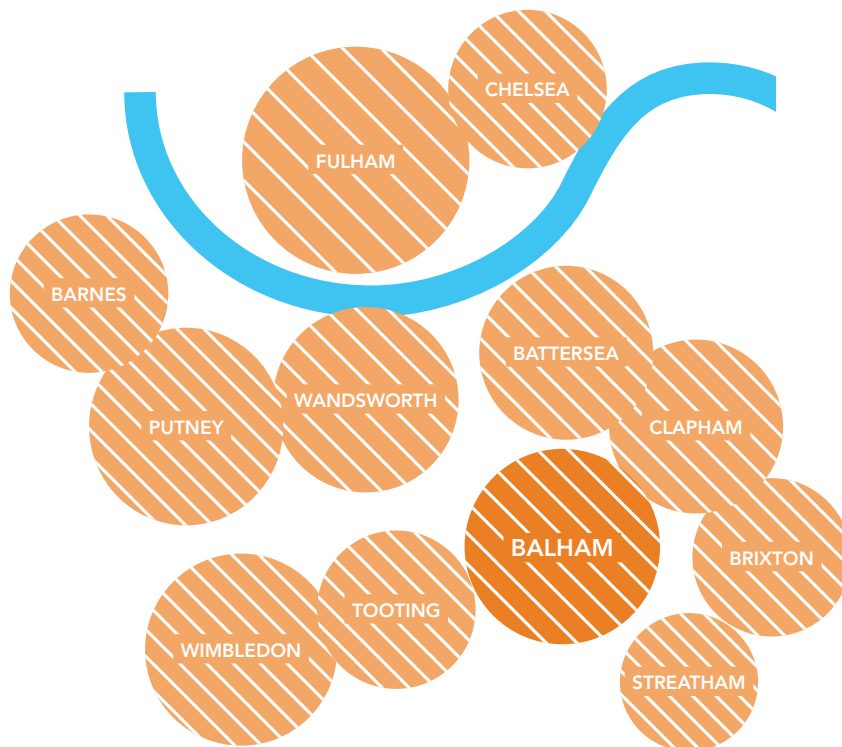
HEAD TO THE
BEDFORD FOR LIVE
MUSIC AND LOCAL
COMEDY, OR CATCH
A MOVIE AT THE
EXHIBIT WITH ITS
COMFY SOFAS AND
QUIRKY RECLINERS



GREAT LOCATION



GREAT NEIGHBOURS

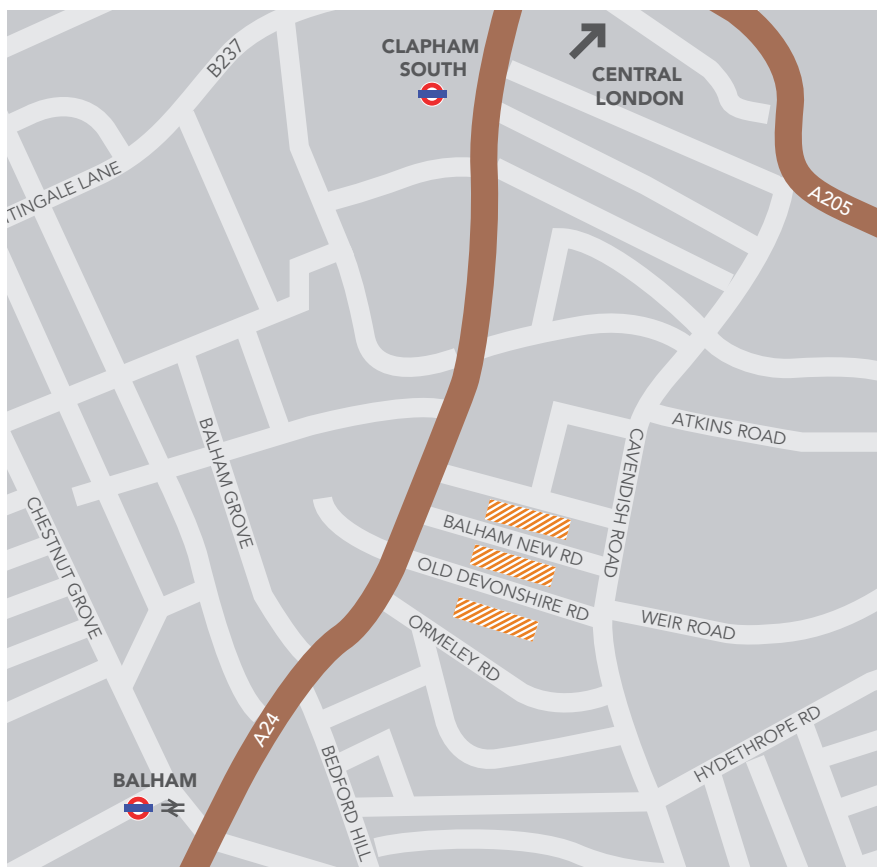


**THERE'S NO NEED
TO VENTURE FAR TO
ENJOY LIFE IN ONE OF
THE WORLD'S MOST
EXCITING CITIES**

A short trip from Balham Place takes you to the popular retail centres of Chelsea and Fulham, with the many attractions of Central London all minutes away on public transport. Enjoy the wide open space of Wimbledon Common, browse the independent shops of Putney and Barnes, see your favourite band at the O2 Academy in Brixton, or tap into Clapham's lively social scene. It's all close by when you live at Balham Place.

PERFECTLY POSITIONED

Balham Place
Old Devonshire Road
Balham
London SW12 9RB



WHEREVER YOU
WANT TO GO,
YOU CAN GET
THERE QUICKLY
WHEN YOU LIVE
AT BALHAM PLACE



WELL CONNECTED



Balham is in Zone 3 and offers good transport links to all parts of the capital and beyond.

From Balham Underground Station both the City and West End are a mere 15-20 minutes away via London Underground's Northern Line. In addition, Balham Railway Station has excellent links to Central London and the South of England. Clapham Junction is just five minutes away by train, with frequent services running from Balham every few minutes, and in less than 15 minutes you can be at Victoria Station.

From Clapham Junction and Victoria, frequent trains will take you on to Gatwick Airport in just half an hour. Croydon and other destinations to the south are also only a short journey away.

In addition, Balham Place is well served by bus, with numerous routes operating along Balham High Road to a wide range of destinations.

If buses or trains don't suit your style, the new Barclays Cycle Hire scheme might and there are docking stations at nearby Clapham and Vauxhall. The Wandsworth to Westminster cycle superhighway, which provides a safer, faster and more direct journey into the heart of London, is also close by.

By road, the development is located close to the A205 South Circular which links directly to arterial roads throughout London, Croydon, Surrey and the South of England. From Balham Place, key routes such as the M23 to Brighton, the M25 London orbital and the A3 are all easily accessible.



Balham
(Northern line)



Balham BR



Balham High Rd
155, 249, 315, 355



Times above given by TFL. For further details contact Transport for London at www.tfl.gov.uk or The Train Line at www.thetrainline.com

BALHAM PLACE

OLD DEVONSHIRE ROAD FRONTAGE

BALHAM NEW ROAD FRONTAGE



The shared ownership units available at Balham Place are depicted by the brown and light brown blocks in the above site plan. The other blocks in the plan are rental units or privately owned apartments and are being marketed separately.

APARTMENTS

28, 31, 34, 37

2 BEDS / 2 BATH
74.5 sqm (801.8 sqft)

APARTMENTS	FLOOR
28	Ground
31	First
34	Second
37	Third

Spacious two bedroom apartments with separate eat-in kitchen/diner and sunny living room with balcony.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

APARTMENT

32

1 BED / 1 BATH
51.9 sqm (558.6 sqft)

APARTMENT	FLOOR
32	First

One bedroom apartment with spacious kitchen/diner/ living room with balcony.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

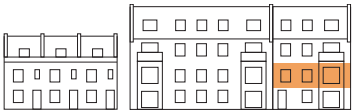
APARTMENT

33

1 BED / 1 BATH
60.8 sqm (654.4 sqft)

APARTMENT	FLOOR
33	First

One bedroom apartment with spacious kitchen/diner/living room with balcony.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

APARTMENT

43

1 BED / 1 BATH
64.7 sqm (696.4 sqft)

APARTMENT	FLOOR
43	Ground

One bedroom apartment with spacious kitchen/diner/ living room with balcony.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

APARTMENT

44

2 BED / 2 BATH
70.5 sqm (758.8 sqft)

APARTMENT	FLOOR
44	Ground

Spacious two bedroom apartment with separate eat-in kitchen/diner and sunny living room with patio space.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

● Cylinder hot water tank

APARTMENT

45


2 BEDS / 1 BATH
64.6 sqm (695.3 sqft)

APARTMENT	FLOOR
45	First

Two bedroom apartment with spacious kitchen/diner/living room.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

 Cylinder hot water tank

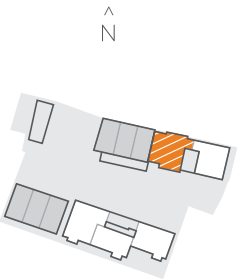
APARTMENT

46

2 BEDS / 1 BATH
75.2 sqm (809.4 sqft)

APARTMENT	FLOOR
46	First

Two bedroom apartment with spacious kitchen/diner/living room and balcony.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

● Cylinder hot water tank

APARTMENT

47

2 BEDS / 1 BATH
64.7 sqm (696.4 sqft)

APARTMENT	FLOOR
47	Second

Two bedroom apartment with spacious kitchen/diner/living room.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

● Cylinder hot water tank

APARTMENT

48

1 BED / 1 BATH
51.8 sqm (557.5 sqft)

APARTMENT	FLOOR
48	Second

One bedroom apartment with spacious kitchen/diner/living room.



All floor layouts may be subject to change. Any dimensions provided are subject to minor variation and are intended for guidance only. Please contact your sales advisor if you require further details.

QUALITY & STYLE



Balham Place is a contemporary brick-built development with a sleek rendered finish set within attractive landscaped communal gardens.

There is a secure communal cycle store for residents' use and some homes come with the added benefit of an allocated parking space or a private terrace or balcony. Photovoltaic panels on the roof generate much of the development's communal electricity requirements.

Internally, the chic apartments are decorated in warm neutral tones to create relaxing and comfortable homes. The apartments' smart interiors include bright and airy living rooms, fully fitted kitchens with modern appliances, and quality fixtures and fittings throughout. All appliances are A-rated, taps are aerated and lighting is low energy for improved efficiency.

KITCHENS

Each apartment boasts a sleek Symphony kitchen with soft-close doors and drawers, along with coordinating worktops, upstands and contrasting vinyl flooring to accentuate the clean and fresh design. With A-rated oven and hob, low energy downlights, the stylish contemporary kitchens are also extremely energy efficient.

BATHROOMS

Bathrooms at Balham Place feature contemporary white sanitary ware with stylish wall tiles, a thermostatic shower with bath screen, downlights and vinyl floor coverings.

SAFETY AND CONNECTIVITY

Each home at Balham Place features a video entry system and is fully fitted with smoke and heat detectors for added peace of mind. Phone*, TV and satellite TV** connections are also available.

KITCHEN

- Fully fitted Symphony kitchen in Plaza Mussel with Alpine White worktop and upstand
- Integrated electric oven, ceramic hob and cooker hood
- Gas central heating

BATHROOM

- White fitted Roca bath, basin & WC
- Thermostatic shower over bath
- Shower screen
- En suite shower to selected two bedroom apartments
- Porcelanosa wall tiles in Madagascar Natural

EXTERNALLY

- Balconies/patio to specific plots only
- Allocated car parking space to specific plots only
- Secure bicycle store
- NHBC warranty
- Landscaped gardens

INTERNALLY

- Vinyl flooring in kitchen & bathroom
- Carpets in neutral colour in hall, living area & bedrooms
- Storage cupboard in hallway
- Audio entryphone system
- PVCu Double glazed windows throughout
- Smoke and Carbon Monoxide Detectors
- Ventilation system to the kitchen and bathroom
- TV point in living area only
- BT points to the living room, independent contract required per unit
- Wiring for Sky+, independent satellite contract required per unit
- Lift to all floors to units facing Old Devonshire Road only



All photography is indicative of typical home styles only. Internal finishes at Balham Place may differ.

*Purchasers responsible for connections and subscription
**Purchasers responsible to obtain decoding equipment and subscription

ELIGIBILITY

To be eligible to purchase a home at Balham Place, you must have a local connection to the area, with priority going to applicants who already live in the borough. You must also be registered with Wandsworth Council. For further information and an application form, please contact Wandsworth Council by email at housesales@wandsworth.gov.uk or telephone 020 8871 6016.

Working in partnership with Wandsworth Council



CONTACT

For further information about purchasing a home at Balham Place, please contact the sales team:

T: 01932 235 801

E: sales@paragonchg.co.uk



Registered office:
85-89 High Street, Walton
on Thames, Surrey KT12 1DZ

www.paragonchg.co.uk/sales



All details are correct at time of going to print. They are for guidance purposes only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991.



