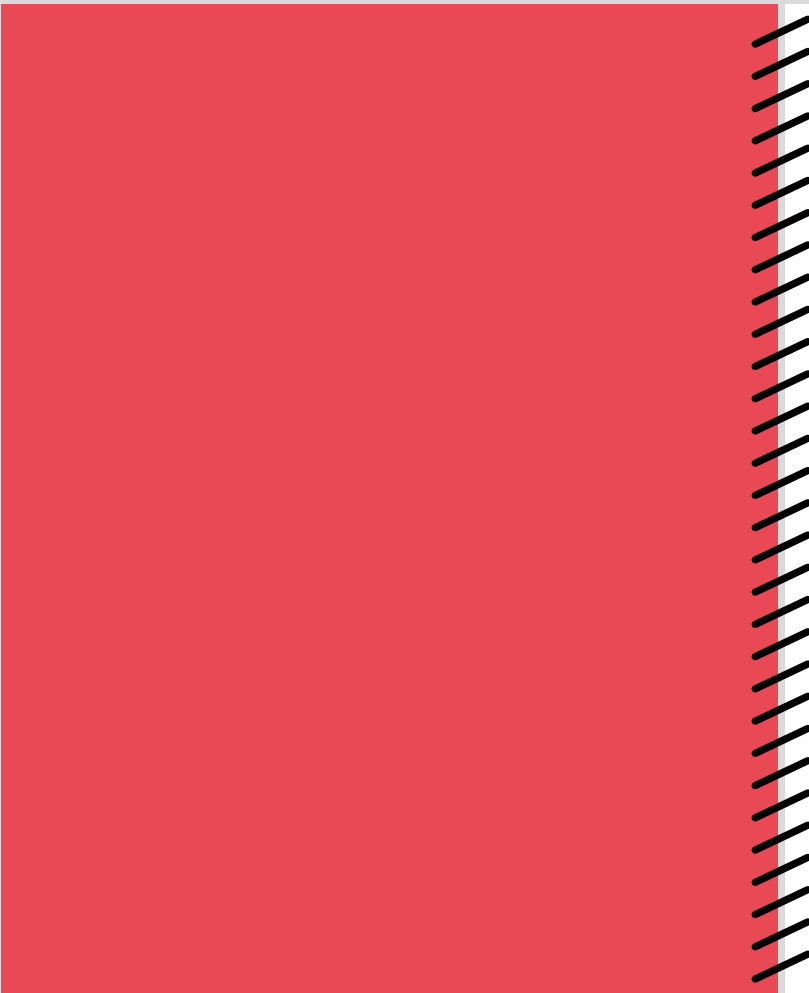




180  
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BALHAM



South of the river thrives on professionalism and pleasure. The balance just seems right. Stepping out from the station as the Northern Line speeds underfoot, Balham feels like the ideal place to come home to. With brunch spots aplenty, independent shops, nearby parks and an array of bars, it's an area that offers constant choice.

Here, within this bustling scene, sits 180 Balham, a collection of five new apartments on Balham High Road. Tucked away behind the statement façade of glazed green tiles and bronze window frames, each home is a fusion of timeless design and contemporary edge.

Welcome to the high life.

180 High Road  
Balham  
SW12

180



# THE HIGH LIFE

It's no surprise that Balham draws in young families and professionals alike. It's a place that's just as awake at night-time as it is during the day, which means there really is something for everyone. Whether you're an early riser seeking a caffeine fix and a stroll around the market, or a night owl with your sights set on some good food and even better cocktails, this lively yet friendly district will not disappoint.



1.



2.

1. Hildreth Street

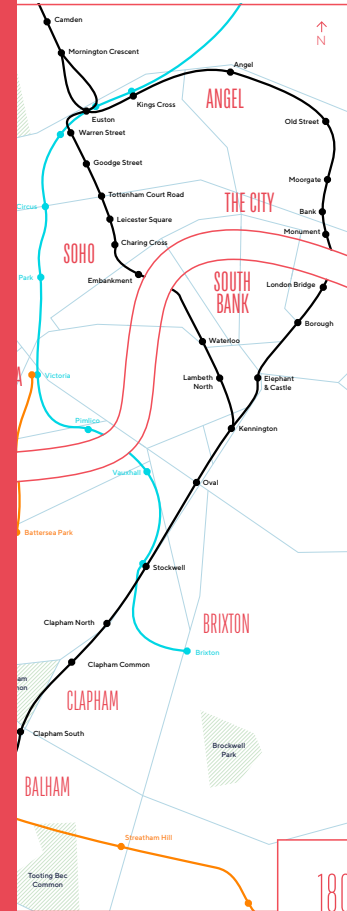
2. Brickwood Coffee & Bread

# LONDON ON TAP

Located on the Northern Line, Balham is undeniably one of South London's best connected urban villages. A constant stream of underground trains pass through Clapham and reach London Bridge in 16 minutes, Bank in 18 and King's Cross St Pancras in less than half an hour. By changing at Stockwell, commuters have fast access to the Victoria Line as well.

Balham also benefits from Southern Railway overground trains which lead into Victoria Station. For those travelling further afield, Gatwick Airport is only a 25-minute journey away, after making the quick change at Clapham Junction. Either catch a plane or continue down to Brighton for a day at the English seaside.

## THE BEST BITS OF THE NORTHERN LINE

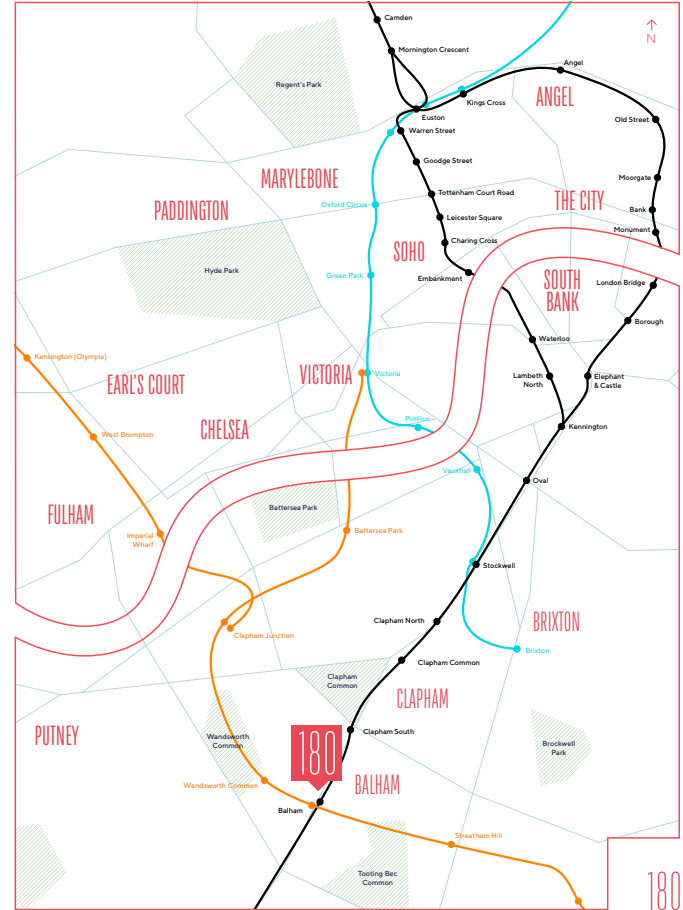
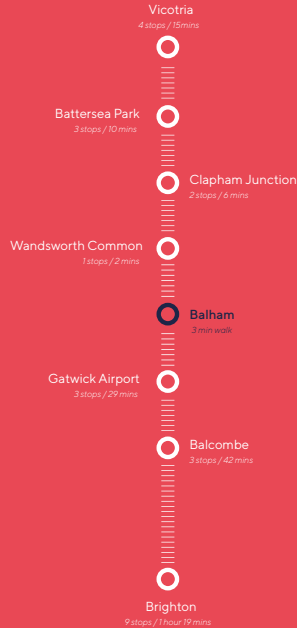


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## THE OVERGROUND



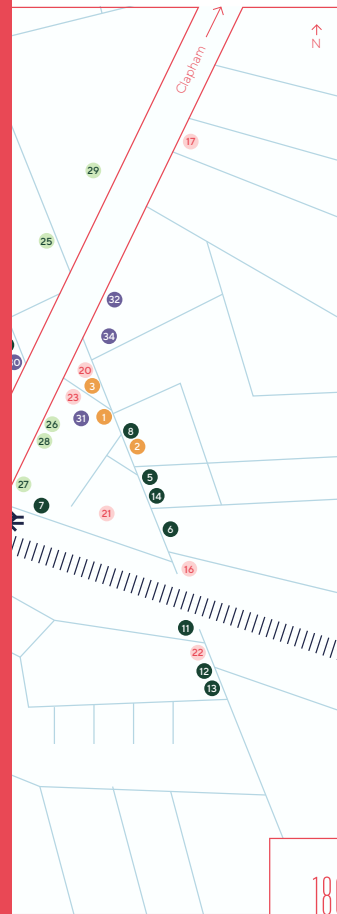
# MEET THE NEIGHBOURS

Life in Balham is centered on the High Road. There's something new to explore on every corner, plus all the essentials that you can't live without. 180 Balham is nestled in the heart of the action, just a stone's throw from the station amongst independent shops, casual eateries, classic pubs and buzzing bars.

Over the following pages explore this warm and thriving community, with morning sights, afternoon strolls and evening activities covered.



GREAT FOOD.  
LIVELY BARS.  
DATE SPOTS.  
GOOD SHOPS.  
MARKET MEALS.  
VILLAGE FEEL.  
GREEN SPACES.  
FRIENDLY FACES.  
ROADS TO ROAM.  
FEELS LIKE HOME.  
NORTHERN LINE.  
LONDON IS MINE.



# MEET THE NEIGHBOURS

Life in Balham is centered on the High Road. There's something new to explore on every corner, plus all the essentials that you can't live without. 180 Balham is nestled in the heart of the action, just a stone's throw from the shops and amongst independent shops, casual eateries, classic pubs and buzzing bars.

Over the following pages explore this vibrant and thriving community, with morning strolls and afternoon strolls and evening activities

## Coffee & Brunch

- 1 Milk
- 2 Megans
- 3 Brickwood Coffee & Bread
- 4 Nata's Coffee Bar

## Food

- 5 Franco Manca
- 6 Pho
- 7 HEIDI
- 8 Hache
- 9 1910
- 10 Chicken Shop / Dirty Burger
- 11 Trap Kitchen
- 12 Meze Mazis
- 13 Caminata
- 14 Indian Room

## Pubs

- 15 Balham Bowls Club
- 16 The Bedford
- 17 The Devonshire
- 18 The Regent
- 19 The Cyclist

## Bars

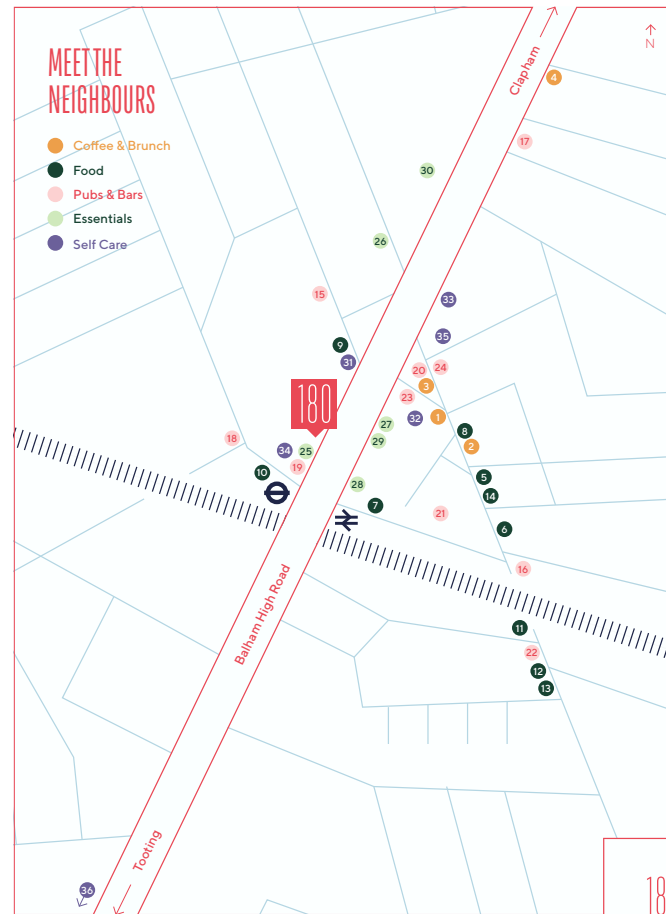
- 20 Lost & Found
- 21 The Exhibit
- 22 Tiki Tail
- 23 The Wine Tasting Shop
- 24 Little House Balham (Opens Summer 2022)

## Essentials

- 25 As Nature Intended
- 26 Waitrose
- 27 Sainsburys
- 28 Aldi
- 29 Boots
- 30 Post office

## Self Care

- 31 Edward James
- 32 Milano
- 33 Jacksons Barber Shop
- 34 Anytime Fitness
- 35 Dog House Fitness
- 36 Goku Cycles





1.



2.

Start the day at Hildreth Street Market with the smell of freshly cut roses, baked bread and seasonal produce.



3.

Artisanal coffee is in no short supply thanks to independent roasters Brickwood and Esquires, both perched on Bedford Hill. After working up an appetite, brunch can be found at locally loved favourites such as Milk, Megan's and Nata's Coffee Bar – all in stiff competition over the perfect Eggs Benedict.

- 1. The Flower Sanctuary
- 2. Megans
- 3. Megans
- 4. Milk



4.

# BRUNCH SPOTS & FLOWER SHOPS

# FRESH AIR & SELF CARE

Active afternoons call for a trip to one of three nearby commons. Take a dip in Tooting's impressive lido or play a game of tennis on Clapham's courts. Wandsworth Common is close by as well, ideal for summer picnics by the lake.

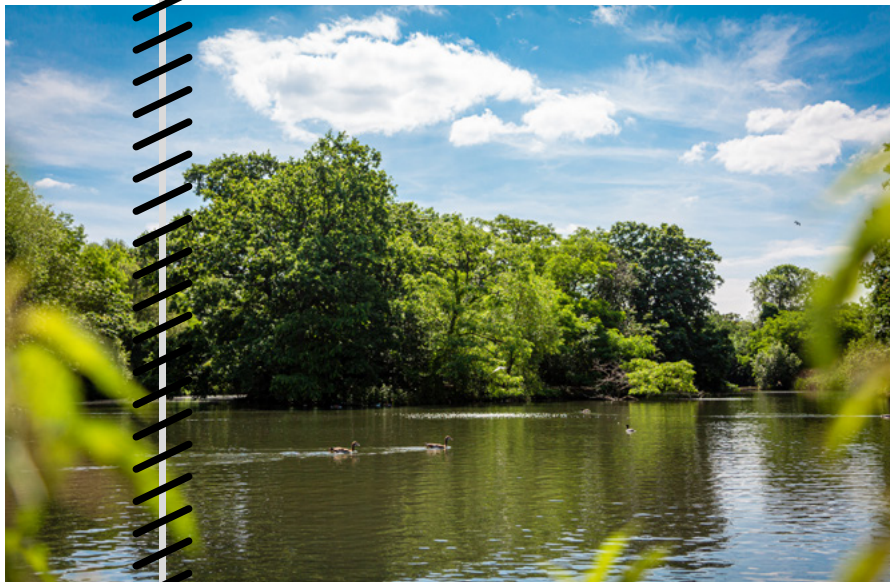
Boutique gym Dog House offers spinning, boxing, barre and yoga within their neon-lit fitness studio, and just two doors down from 180 Balham, Anytime Fitness is open 24/7.

1.



Take things slower in one of Balham's prestigious salons. You'll be in experienced hands with Edward James, Milano or Jackson's.

2.



1. Tooting-Bec Common  
2. Tooting Lido

# GOURMET DINNERS & LIVE SINGERS



1.

As the sun sets and the lights begin to glow, Balham comes alive with an array of wine bars and eateries. You'll find your favourite classics – Franco Manca, Pho – alongside independent excellence.

2.



3.



1. 1910 Catina
2. The Bedford
3. Balham Bowls Club
4. Heidi

For a true taste of Mexico, visit 1910 Cantina. HEIDI's got the carnivores covered. And for the best curry this side of Brick Lane, become a regular at Indian Room.

Balham is home to a vast number of pubs, including the Grade II listed Bedford Hotel with its iconic ballroom and weekly live music. Continue your night with zesty cocktails from Lost & Found or The Exhibit.



4.



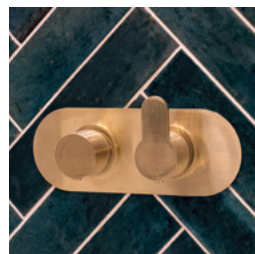
Living / Kitchen space of APT 02



Bespoke German-made kitchen in eucalyptus and cashmere colour, with custom metal shelves

Matt black knurled T-bar door handles





Brush brass sink tap, bath tap and shower head



Cast concrete sinks handmade by an artisan in Athens





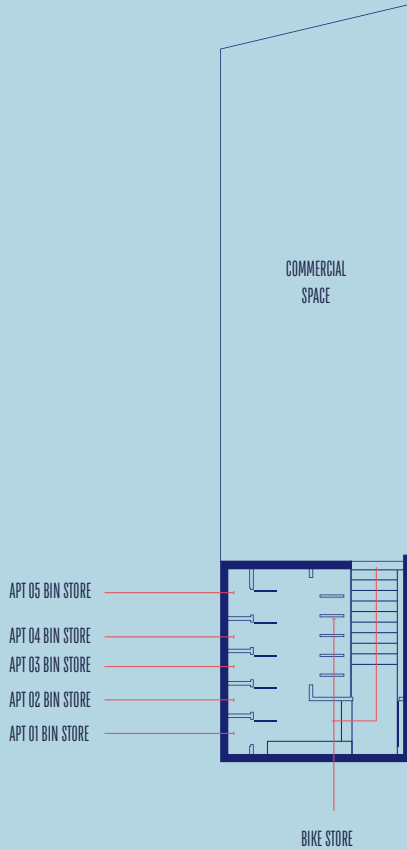
High quality feature door handles



Feature wood paneling in the living room

# THE DETAILS

## BASEMENT STORAGE



180

### KITCHEN

- › Bespoke German-made kitchen in eucalyptus and cashmere colour, with custom metal shelves
- › Matt black knurled T-bar door handles
- › White composite worktops
- › Terrazzo tiled splashbacks
- › Silent soft closing doors and drawers
- › Stainless steel undermount sink
- › Feature matt black sink mixer tap
- › Integrated work surface lighting on wall cabinets
- › Stainless steel socket outlets above work surfaces with integrated USB charging points

### APPLIANCES

- › Smeg dishwasher
- › Smeg oven
- › Smeg induction hob
- › Smeg fridge/freezer
- › Elica integrated hob extractor
- › Plumbing for washer/dryer within storage cupboard

### BATHROOM

- › Seed porcelain floor and wall tiles
- › Glazed emerald herringbone bath feature wall
- › Contour ribbed tile sink splashback
- › Brushed brass shower screen
- › Handcrafted green concrete freestanding sink
- › Underfloor heating
- › Feature brushed brass towel rail
- › Integrated WC
- › Brush brass sink tap, bath tap and shower head
- › Brushed brass and frosted glass feature wall lamp

### LIGHTING & CONNECTIVITY

- › Feature black track lighting in kitchen & living rooms
- › Trimless double round downlight in bedroom and bathrooms
- › Elegant natural living room wall lights
- › Handmade cement stone bedside pendant lights
- › Brushed steel sockets and switches
- › Openreach end to end fibre broadband connection with speeds up to 900Mb

### COMMUNAL AREAS

- › Grey composite flooring

### SUSTAINABILITY & HEATING

- › The development has been designed to provide a 34% reduction in carbon emissions from current building regulations, providing a significant cost saving in monthly energy bills
- › Tado smart heating system providing mobile phone controlled heating
- › Underfloor heating throughout
- › Energy efficient electric boilers
- › Individual solar panels delivering electricity directly to your apartment
- › Mechanical & Ventilation Heat Recovery (MVHR) system for efficient ventilation

### EXTERNAL

- › Cullford mixture red stock bricks with glazed green feature tiles
- › Bronze window frames with solar glazing throughout
- › Fob and video entry system
- › Grey slate external floor tiles for terraces within Apartments 1 & 5

### FLOORING, DOORS & CARPENTRY

- › Soft patina oak wood laminate flooring (Apartments 1 to 4)
- › Natural white oak wood laminate herringbone flooring (Apartment 5)
- › Premium Olympus Steel grey carpet to bedrooms
- › Cashmere doors, skirting and architrave
- › High quality feature door handles
- › Acupanel feature timber panelling in living rooms

### AMENITIES

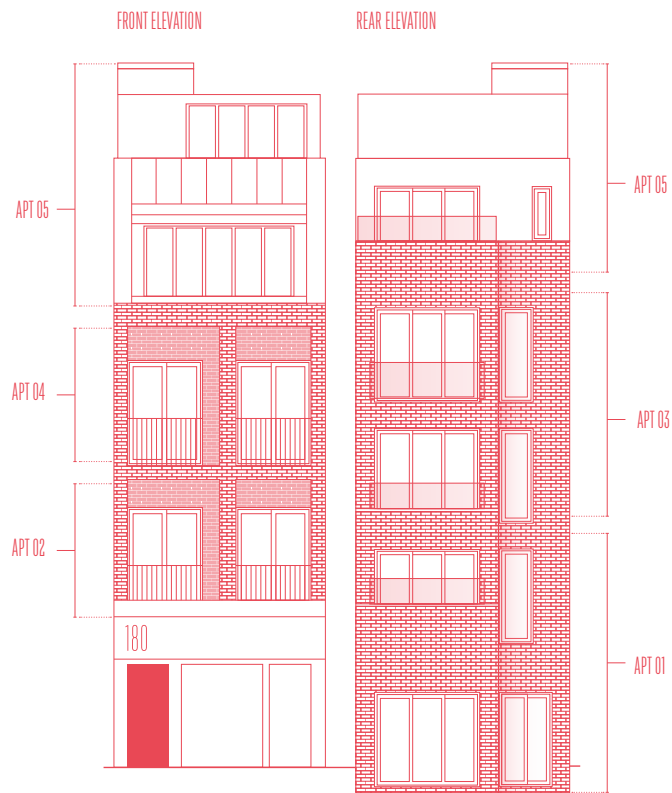
- › External garden courtyard and first floor terrace for Apartment 1
- › Two external Juliet balconies for Apartments 2, 3 & 4
- › Two external roof terraces with walkover glazing for Apartment 5

### SECURITY, PEACE OF MIND & MANAGEMENT

- › Secure electric fob entry
- › Individual video entry system
- › Secured cycle store
- › 10 year Build Zone construction warranty
- › A management company will be appointed to administer the effective operation and maintenance of the communal facilities

Disclaimer: Specification may vary and is subject to change. Please confirm specification with your representative.

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# THE APARTMENTS



**APT 05** 2 Bedroom 978 Sq ft  
Third / Fourth Floor 90.9 Sqm

**APT 04** 1 Bedroom 497 Sq ft  
Second Floor 46.2 Sqm

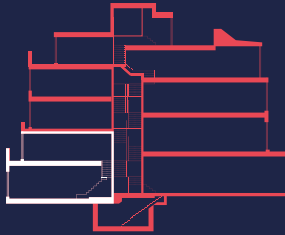
**APT 03** 1 Bedroom 584 Sq ft  
Second / Third Floor 54.3 Sqm

**APT 02** 1 Bedroom 497 Sq ft  
First Floor 46.2 Sqm

**APT 01** 2 Bedroom 728 Sq ft  
Ground / First Floor 67.7 Sqm

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# TWO BEDROOM DUPLEX

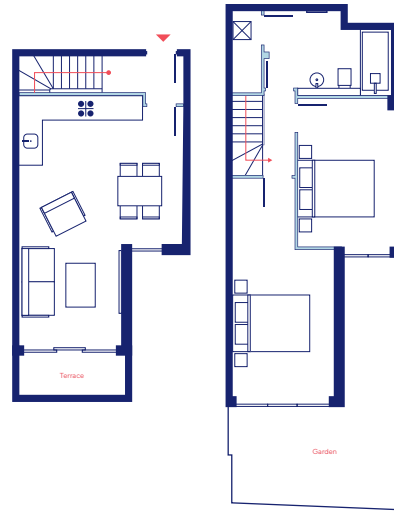


Balham High Road

Kitchen / Living	6.77m x 4.45m	22.2ft x 14.6ft
Bedroom 01	5.8m x 2.76m	19.0ft x 9.14ft
Bedroom 02	4.14m x 2.62m	13.6ft x 8.6ft
Bathroom	3.42m x 2.26m	11.2ft x 7.41ft
Store	2.13m x 0.75m	7.0ft x 2.5ft
Garden	6.75m x 4.37m	22.1ft x 14.3ft
<b>Total Area</b>	<b>67.7m<sup>2</sup></b>	<b>728ft<sup>2</sup></b>

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# APT 01

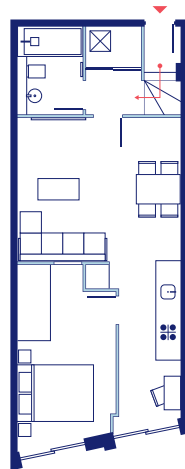


GROUND / FIRST FLOOR

180



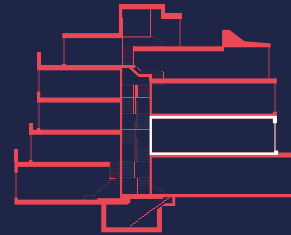
# APT 02



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FIRST FLOOR

# ONE BEDROOM APARTMENT



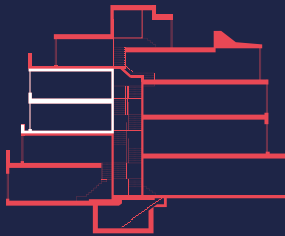
Balham High Road

Kitchen / Living	6.7m x 4.43m	22ft x 14.5ft
Bedroom	5.55m x 2.5m	18.2ft x 8.2ft
Bathroom	2.25m x 1.72m	7.4ft x 5.6ft
Store	1.5m x 0.75m	4.9ft x 2.5ft
Winter Garden	1.9m x 1.8m	6.2ft x 5.9ft
<b>Total Area</b>	<b>46.2m<sup>2</sup></b>	<b>497ft<sup>2</sup></b>

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# ONE BEDROOM DUPLEX

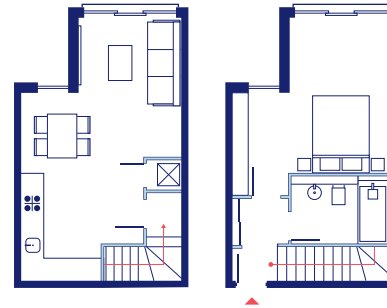


Balham High Road

Kitchen / Living	7.10m x 4.45m	23.3ft x 14.6ft
Bedroom	4.45m x 4.78m	14.6ft x 15.7ft
Bathroom	2.30m x 1.80m	7.5ft x 5.9ft
Store	1.10m x 1.00m	3.6ft x 3.3ft
<b>Total Area</b>	<b>54.3m<sup>2</sup></b>	<b>584ft<sup>2</sup></b>

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# APT 03

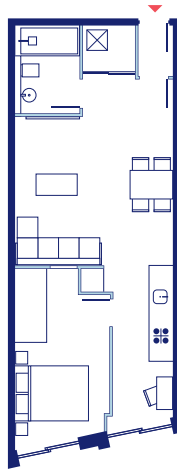


SECOND / THIRD FLOOR

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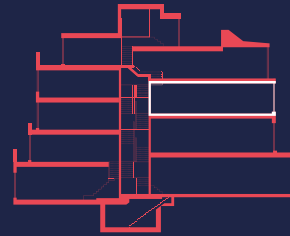
# APT 04



SECOND FLOOR

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# ONE BEDROOM APARTMENT



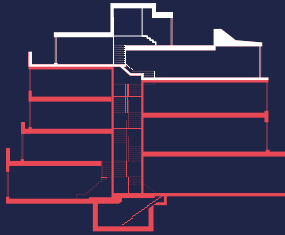
Balham High Road

Kitchen / Living	8.35m x 4.43m	27.4ft x 14.5ft
Bedroom	5.55m x 2.5m	18.2ft x 8.2ft
Bathroom	2.25m x 1.72m	7.4ft x 5.6ft
Store	1.5m x 0.75m	4.9ft x 2.5ft
Winter Garden	1.9m x 1.8m	6.2ft x 5.9ft
<b>Total Area</b>	<b>46.2 m<sup>2</sup></b>	<b>497ft<sup>2</sup></b>

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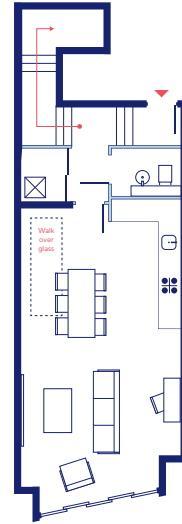
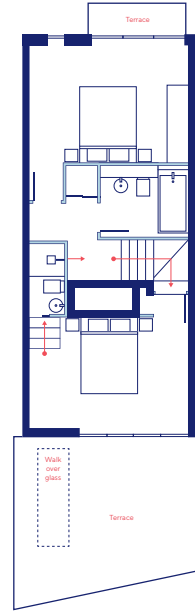
# TWO BEDROOM DUPLEX



Balham High Road

Kitchen / Living	8.25m x 4.45m	27.1ft x 14.6ft
Bedroom 01	4.45m x 3.95m	14.6ft x 13.0ft
Bedroom 02	4.45m x 3.2m	14.6ft x 10.5ft
Bathroom	2.4m x 1.9m	7.9ft x 6.2ft
Third Floor Cloak Room	1.85m x 1.25m	6.1ft x 4.1ft
Third Floor Store	1.4m x 1.4m	4.6ft x 4.6ft
Fourth Floor Store	1.1m x 0.85m	3.6ft x 2.8ft
Bedroom 01 Terrace	4.55m x 4.45m	14.9ft x 14.6ft
Bedroom 02 Terrace	2.6m x 1.6m	8.5ft x 5.2ft
<b>Total Area</b>	<b>90.9m<sup>2</sup></b>	<b>978ft<sup>2</sup></b>

# APT 05



THIRD / FOURTH FLOOR



A DEVELOPMENT BY  
**CHARLTON HOUSE**

Putting design and quality at the forefront of our minds, we build homes that make everyday life feel special. We value the effect that considered details have upon a space, and on those that live and work within them. People are at the centre of everything we do.

Our buildings listen and respond to their surroundings, slotting into the streetscape with a sense of belonging. It's our hope that they will be enjoyed for centuries to come.

—

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