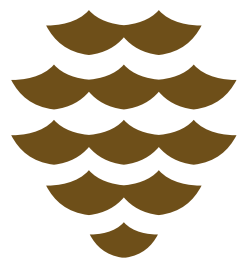


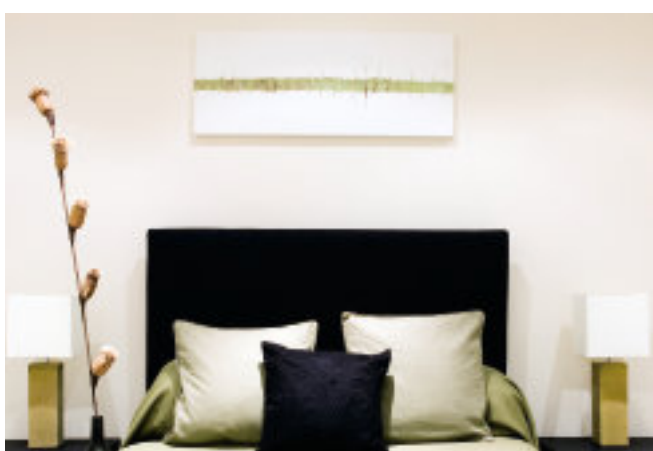
# The Boulevard

Stylish Urban Living



205 BALHAM HIGH ROAD, BALHAM SW12

# Stylish *Urban* Living



### About The Boulevard

The Boulevard is a collection of 10 contemporary apartments which fuse old world charm with the latest natural materials and technology, to provide an urban oasis for the modern lifestyle. The surrounding Victorian architecture hides the internal contemporary detail which has an emphasis on open space living.

### Spoilt for choice

*The Boulevard* offers a selection of seven 2 bed apartments and three 1 bed apartments with a choice of balconies.

### Location on your Doorstep

*The Boulevard* is only a minutes away from an impressive array of funky places to eat, surrounding shops, wine bars and markets making Balham a place for a unique collection of vibrant venues. The transport links both underground and mainline trains are on your doorstep to provide easy access to Waterloo and the City.

Balham is blessed with an extraordinary amount of green space, enclosed by three commons (Clapham, Tooting & Wandsworth).

### About the developer

Shandon Property is a private developer that delivers design focussed properties using natural materials, technology and flair to ensure the finished living-spaces match exacting standards.

Shandon has a dedicated architect who works alongside the interior designers and project team to ensure the development reaches the full potential. The interior designer is responsible for specification of bespoke kitchens and bathrooms using the latest technology to compliment the subtle use of natural materials, earthy colours and tones. The interior design reflects the traditional concept of the building, with a contemporary twist.

Shandon has gained a reputation for exacting standards to convert design ideas into reality.

### Leasehold

All apartments are offered with a 999 year lease.

# Attention to every detail

### Lifestyle

- Modern contemporary design
- Technology for modern living
- Interior-designed bathrooms & kitchens
- Use of natural stones and earthy colours

### Kitchen

- Custom designed kitchen with granite worktop and up stand
- Integrated brushed stainless steel electric single oven and hob
- Brushed stainless steel extractor hood with light
- Integrated fridge/freezer
- Washing machine
- Integrated dishwasher
- Recessed ceiling down lighters

### Bedrooms

- Recessed ceiling down lighters with dimmers
- Built-in wardrobes to principal rooms

### Living/Dining Room

- Recessed ceiling down lighters with mood lighting control
- Audio/lighting control units
- Oak wooden flooring

### Technology

- TV/FM and telephone points to living room and principal bedroom.
- Wiring for Sky satellite TV provided
- Opus multi room audio system

### Bathroom

- White sanitary ware
- Chrome finish taps
- Chrome finish thermostatically controlled showers
- Natural stone, ceramic floor and wall tiling
- Recessed ceiling down lighters with dimmers
- Bespoke mirrored cabinets above granite vanity
- Chrome heated towel rail

### Leasehold

Property sold with 999 year lease

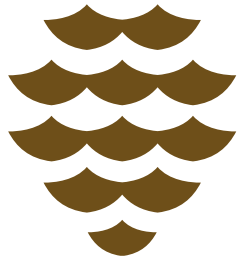
### Security

- Video Entry phone supplied to each apartment
- Smoke detectors
- Locking fasteners to windows and external doors



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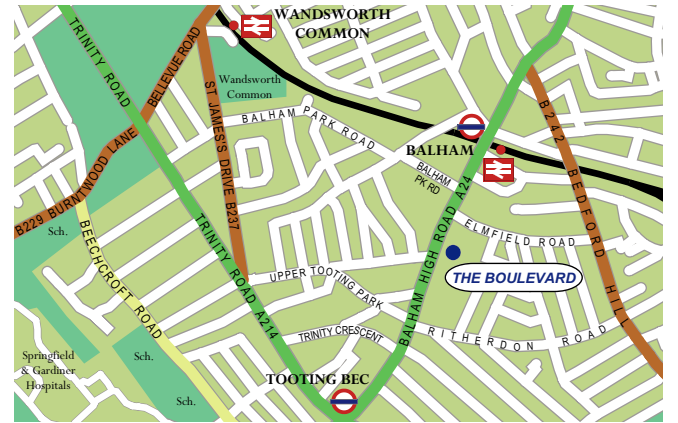


Another prestigious development by



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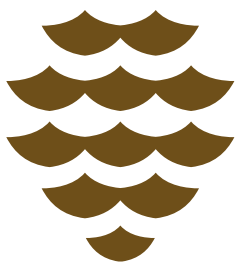
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### Urban Living at it Best

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*Stylish Urban Living a cut above the rest*