

Marketing content for approval.

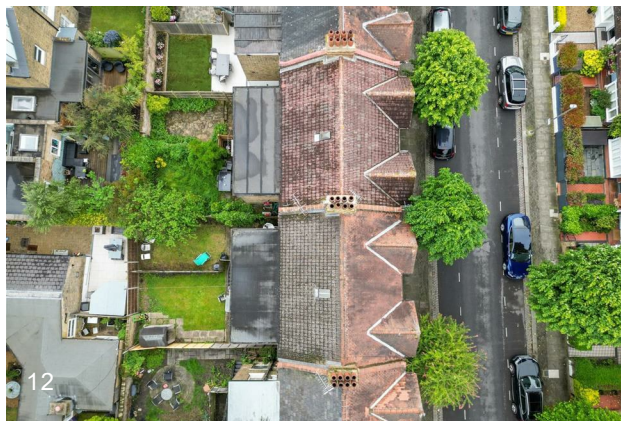
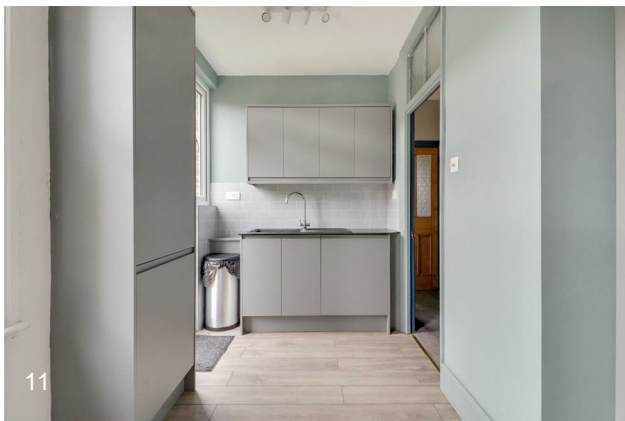
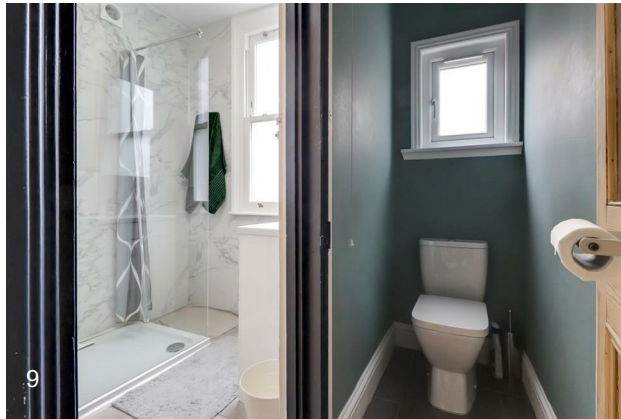
Badminton Road, Balham

£3,450 Per Month PCM

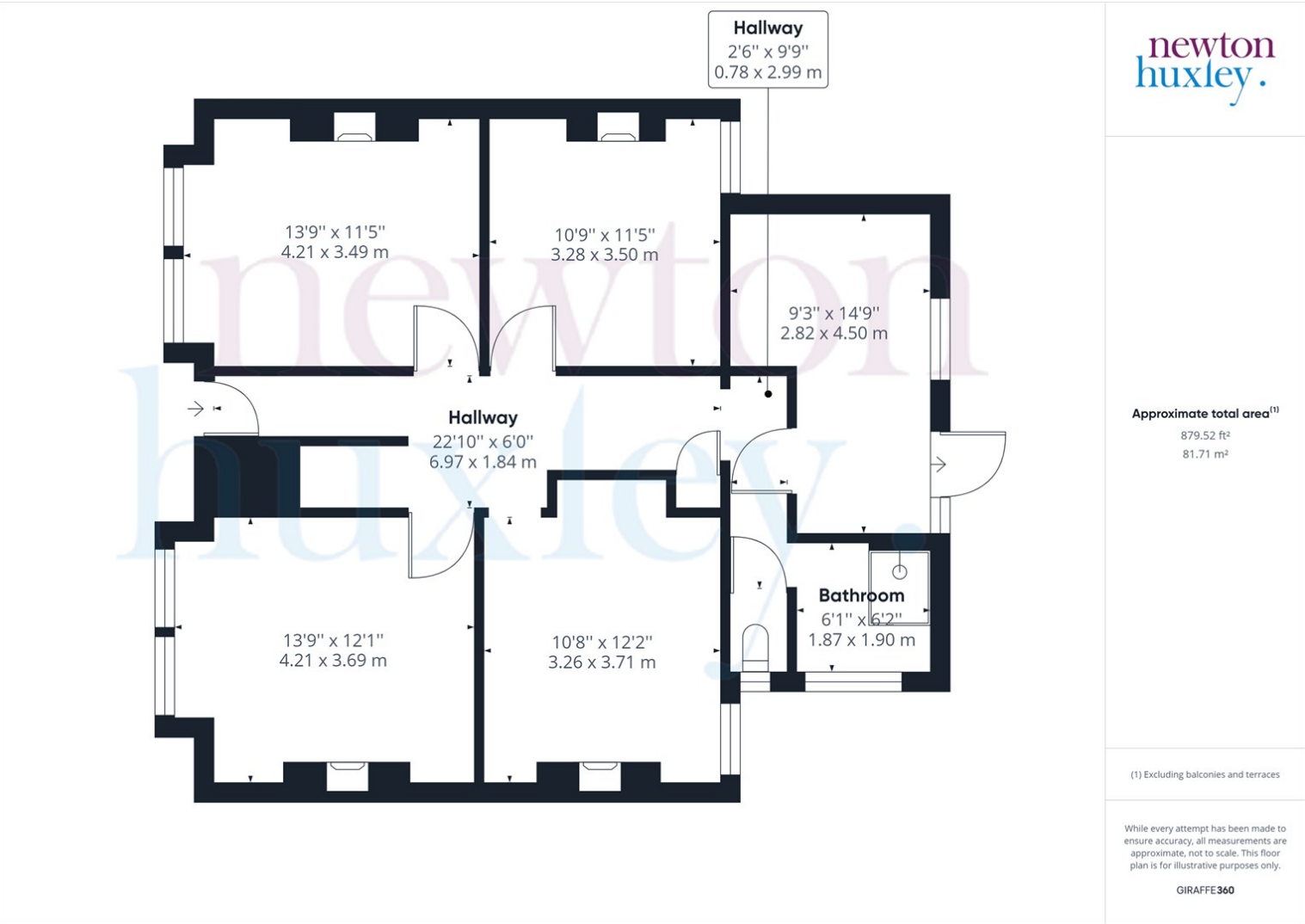
The following images appear in order planned for online marketing on our website and additional portals such as Rightmove.co.uk:

Proposed lead image





Floor plan



Property feature bullet points

- Recently Refurbished first floor
- Private garden access
- Generous double bedrooms
- Modern luxury shower room
- Fitted Kitchen
- Separate lounge area
- Prime location
- Nearby amenities
- Convenient transportation links
- EPC Rating D

Main Description

Description

This recently refurbished first-floor self-contained period maisonette is situated on a quiet tree-lined residential road. It also offers convenient access to a private garden.

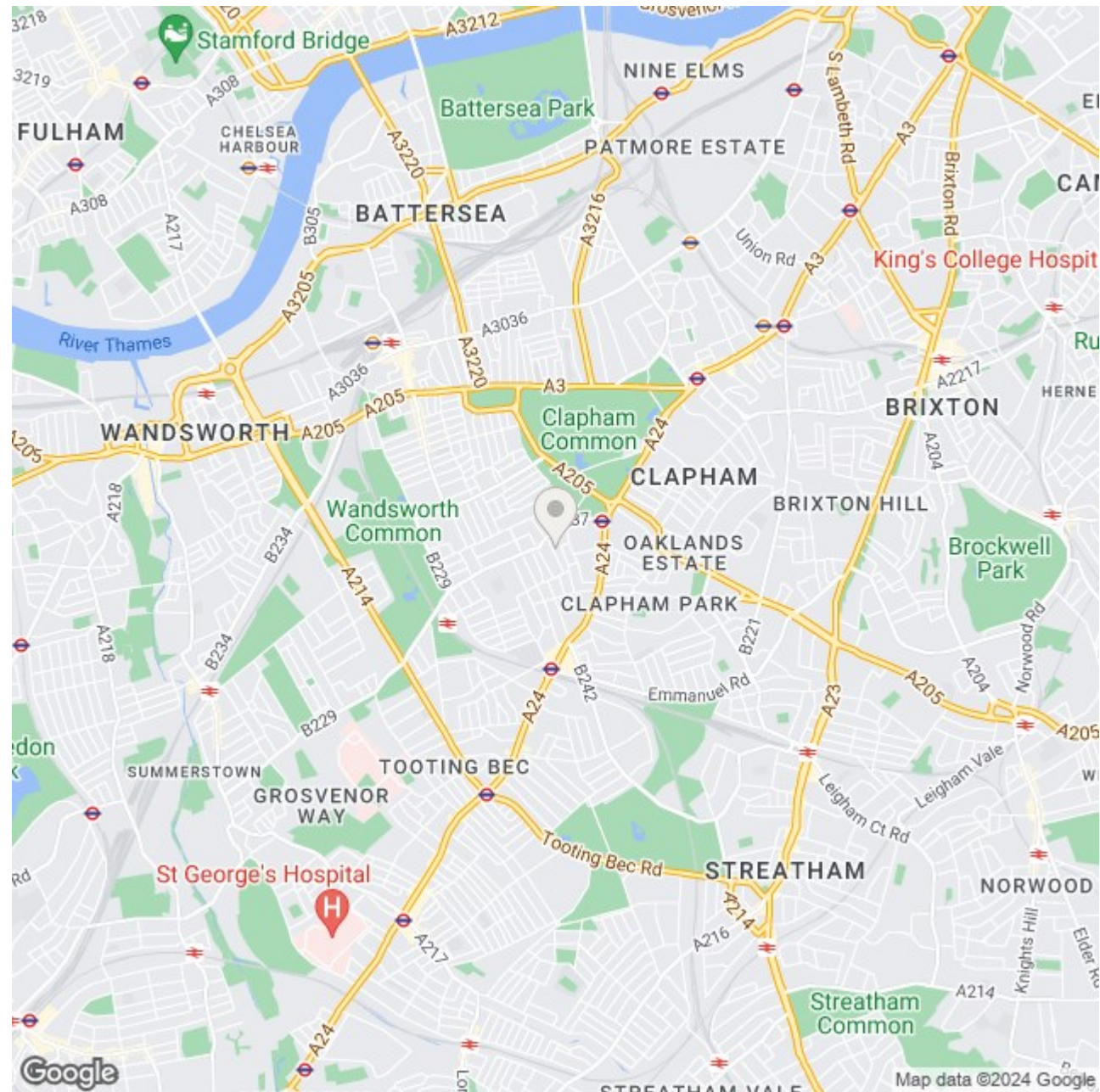
Boasting three generous double bedrooms, a separate lounge, modern shower room, a separate WC, and a recently new kitchen with fitted appliances, this maisonette offers ample space and modern comforts.

Additionally, residents enjoy direct access to a private rear lawn garden, creating a serene outdoor retreat. The location is absolutely superb, nestled in the Nightingale Triangle area of Balham, with renowned destinations like the Northcote Road and Abbeville Village just a short walk away.

Clapham South Underground Station (Northern Line Zone 3) is conveniently located nearby, offering easy access to central London. Moreover, access north of the river can also be gained from Balham and Wandsworth Common mainline stations, which connect to Clapham Junction, Victoria, and Waterloo. The leafy expanses of Clapham Common and Wandsworth Common are also in close proximity, providing ample opportunities for outdoor recreation.

Map location of your property.

Visible on our website and property portals such as Rightmove.co.uk



Amendments to your marketing

You can request amendments to the marketing materials we have provided above by emailing your agent directly, or by emailing sales@newtonhuxley.co.uk.

We will not commence marketing activities until your approval has been obtained in writing.

Viewings

We strongly advise that you vacate your property when viewings are taking place.

This will allow buyers to feel comfortable in their potential new home, giving them the space to absorb more of what they are seeing, and will permit buyers to provide honest feedback about the property which may be useful in our ongoing marketing efforts.

Your agent will discuss suitable viewing times each week to ensure disruption caused by viewings is kept to a minimum level, and we recommend allowing viewings on Saturdays as frequently as possible.

Leasehold Properties

If your property is leasehold, or share of freehold please provide us with details of any maintenance, service charges, ground rents and covenants associated with your property.

We also need to know the remaining number of years left on your lease as this will affect the current purchase value.

4K Video

If you have been provided with additional video content, we will provide you with a separate link for you to review and approve this content.

For Sale Board

We recommend a for sale board is erected outside your property. Passing interest is still a valuable source of enquiries for your property, and it also helps prospective buyers find your home when they come to view.

If for whatever reason you do not want a for sale board erected at your property please let your agent know ahead of launch.

Historic Issues Relating To Your Property

If there are any historic issues that may affect the sale of your property, please make sure that these are disclosed with your agent ahead of launch.

Examples of issues that we should be aware of include; structural issues such as subsidence, ongoing neighbour disputes, any construction work that has not been certified by a building control/ planning department

Social Media

All of our listings are uploaded to social media for additional exposure to potential buyers, if you would like to opt out of social media marketing for any reason please let your agent know ahead of launch.

Any additional available photography
will be shown here