

TO LET



Balham High Road, Balham, SW12

£1,500.00 PCM

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Property Description

A light and good sized one double bedroom flat located in the heart of Balham. The flat comprises of a living room with separate kitchen, one double bedroom and bathroom. The property is perfectly located within the vibrant and bustling community of Balham. Balham is home to The Bedford, an award-winning pub known for its live music and comedy nights. Waitrose and Sainsbury's are both within a stone's throw from the property. When there's a need for something more specialist, several independent food retailers are dotted all around the area. Balham station is perfect for commuting to the city and trains operating to Victoria, Clapham Junction.

The property is within Wandsworth Council Tax band which is incredibly low!

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

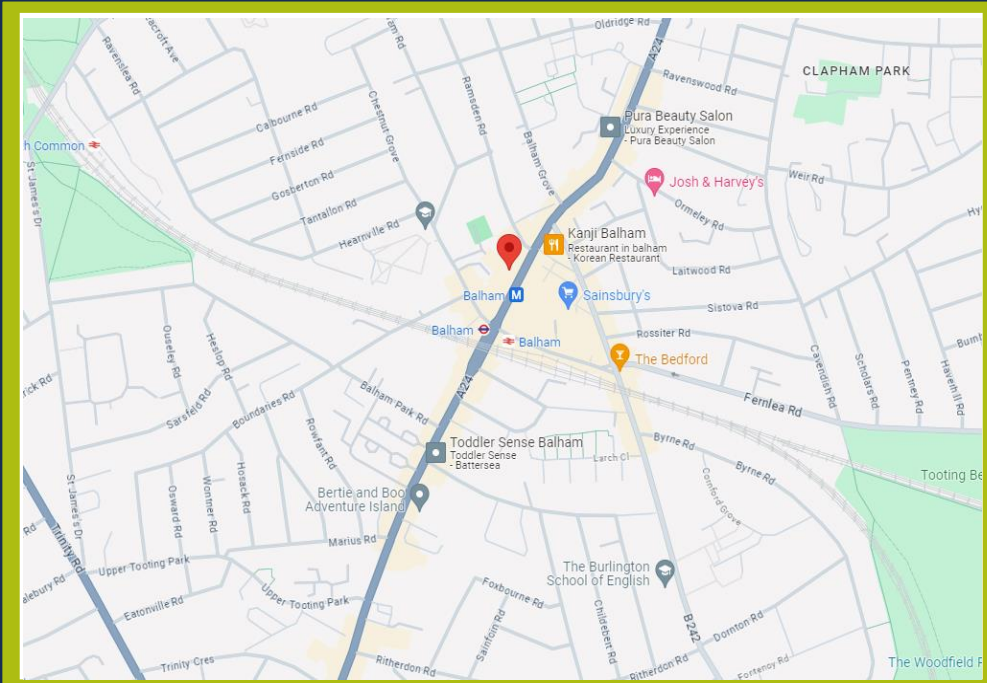
Date Available – 25/05/2024

Holding deposit amount – £360.00

Security Deposit amount (Five weeks rent) – £1,730.76

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Standard, Superfast,
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past
five years: **NO**
Level of Risk: **Low Risk**



**Proposed Development
in Immediate Locality?**

None



Address: Balham High Road, SW12

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales		EU Directive 2002/91/EC	

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

Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

