

TO LET



Caistor House, Caistor Road, Balham, SW12

£1,700.00 PCM

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Property Description

A spacious and well presented one-bedroom top floor flat located within the heart of Balham. This property benefits from a bright and well proportioned living room with space for dining, a huge bedroom with built in wardrobes, a charming and lovely kitchen and a three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, a new pull out sofa bed in the living room, a private balcony and permitted parking available. The property is conveniently located amongst everything Balham has to offer with Balham Underground (Northern Line) & Overground (Southern) along with many bus routes providing you with superb transport links across London and to the City. You are also spoilt with plenty of popular bars, restaurants, gyms, shops and café's all within a short walk.



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

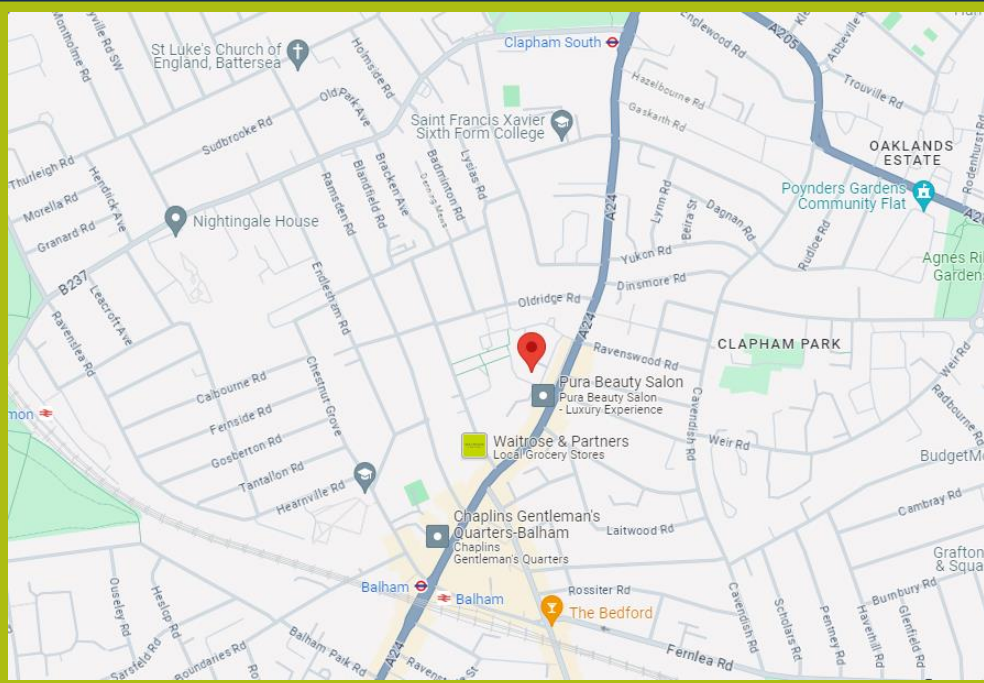
Date Available – 16/12/2023

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Fourth Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband
Cable



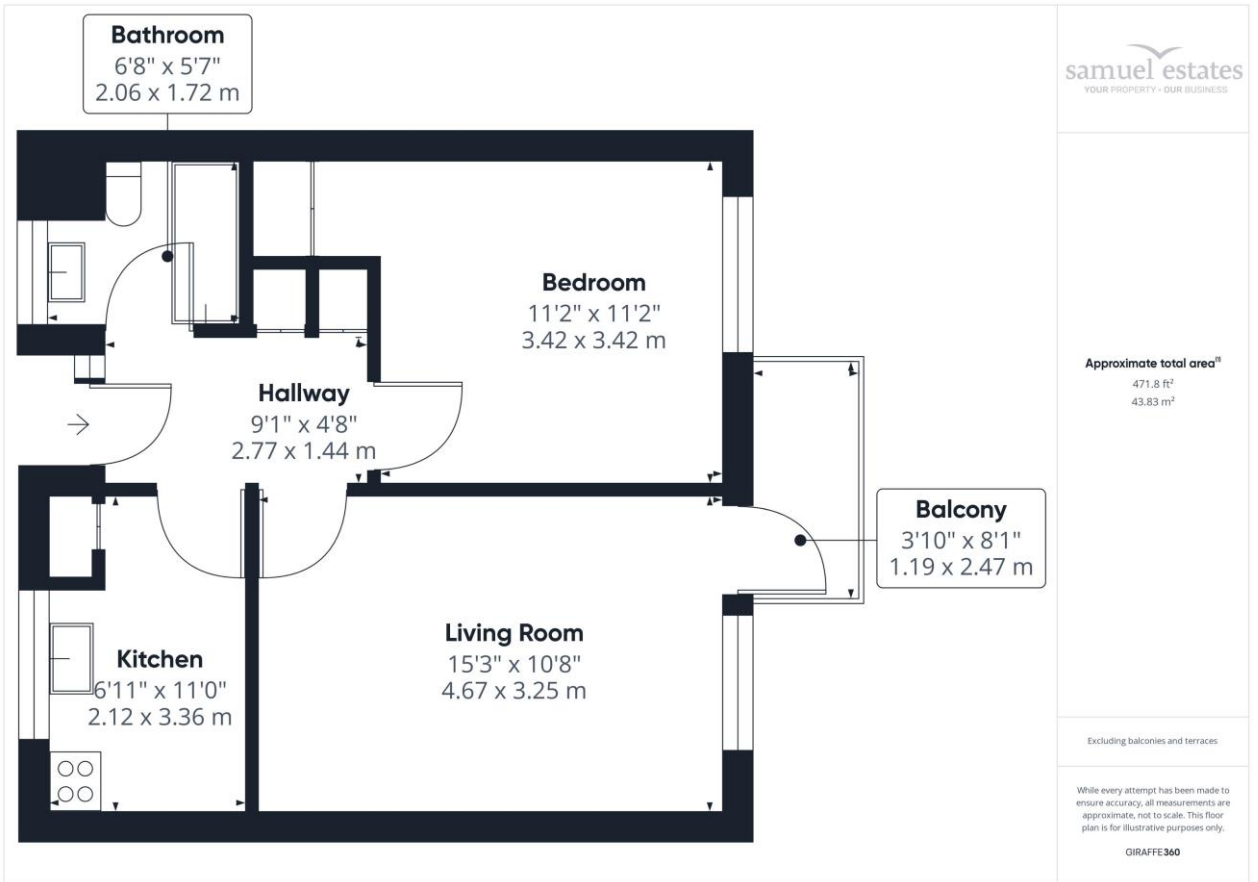
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	
39-54 E		78

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

