

**FOR SALE**



Balham High Road, Balham, SW12

GUIDE PRICE £425,000 Leasehold

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates is delighted to present this modern and elegant apartment, featuring two spacious double bedrooms and boasting high-quality finishes throughout. This charming flat boasts an open-plan living room and a fully fitted kitchen, both bathed in natural light, as well as a modern bathroom.

Conveniently situated on Balham High Road, this property is at the heart of the vibrant Balham community. It is just a short walk from Clapham South and Balham tube (Northern Line) and rail stations, ensuring excellent transport links.

Residents can enjoy fantastic amenities right on their doorstep, including popular shops, the renowned Devonshire Pub, and a Waitrose superstore. This stunning apartment offers the perfect blend of modern living and urban convenience.



## Energy Efficiency Rating

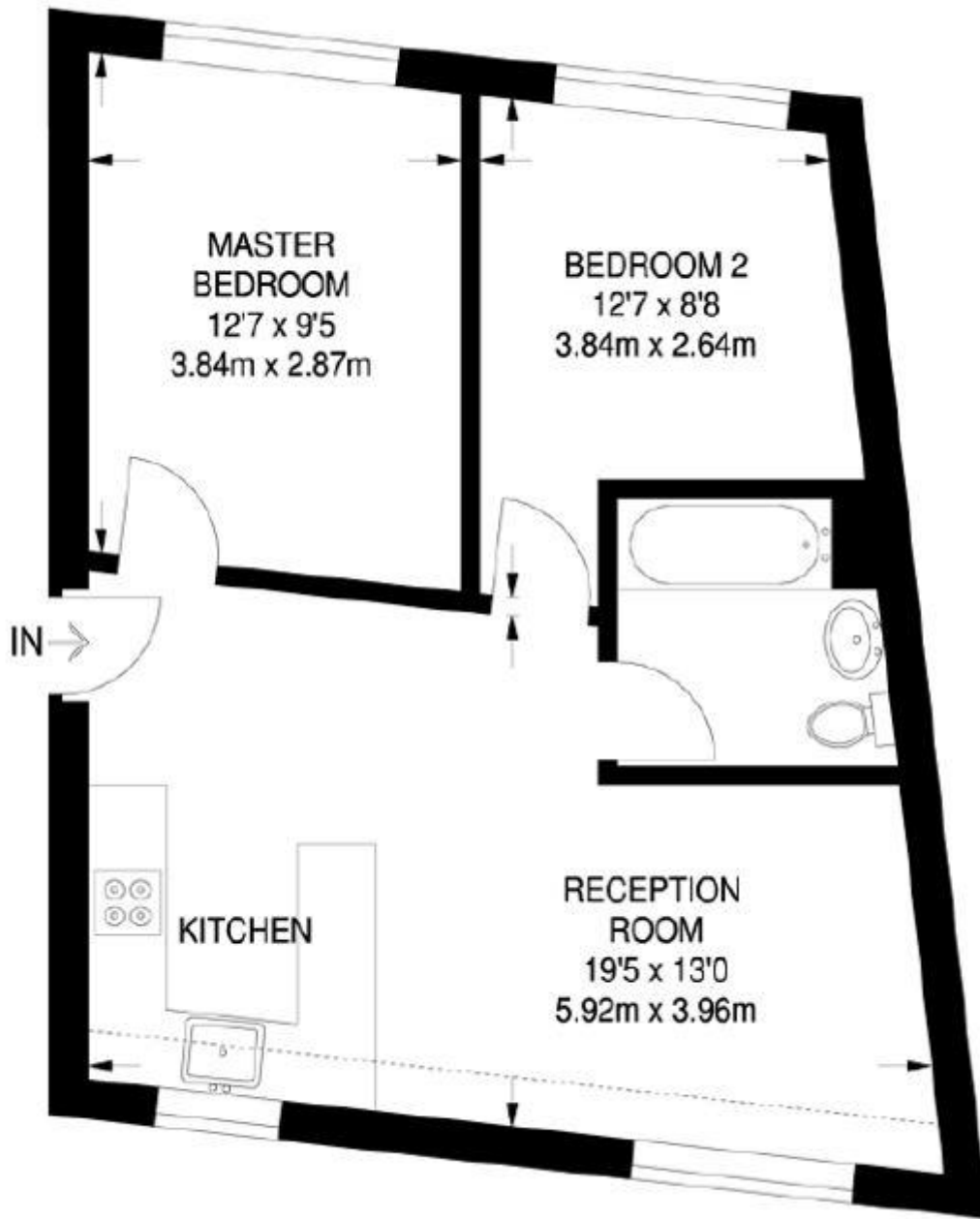
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	75	81
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	


## 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.







 = REDUCED HEADROOM  
BELOW 1.5 M / 5'0

**THIRD FLOOR**  
(EXCLUDING REDUCED HEADROOM)  
493 SQ FT / 45.8 SQ M



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 91 years remaining

**Service Charge** – £250

**Ground Rent** – £100

**Building Insurance**- £200

**Council Tax Band** – B

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

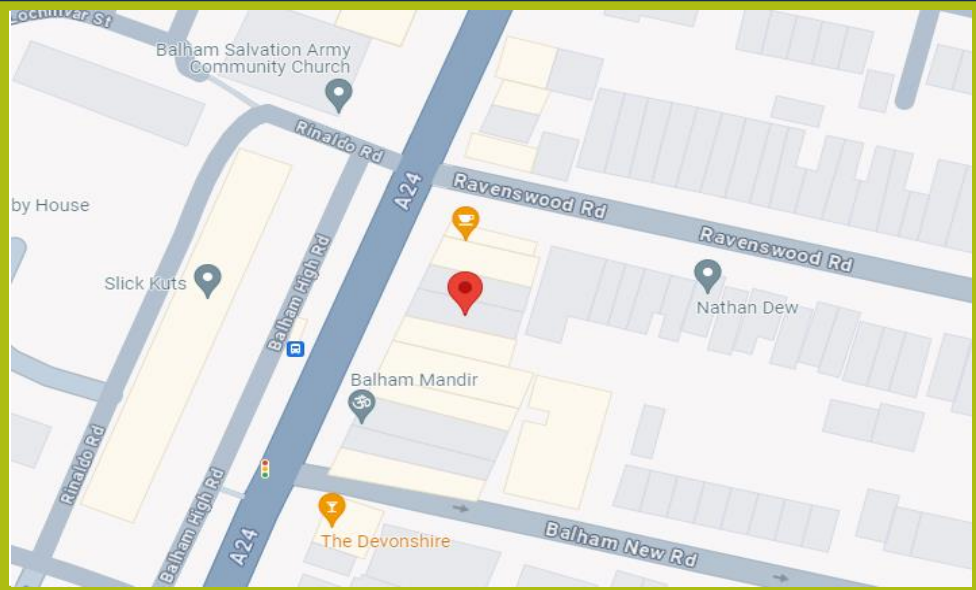


**Flood Risk**

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



**Proposed Development  
in Immediate Locality?**  
None



### 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  
☎ 0208 679 9889

