

**TO LET**



**Culverden Road, Balham, SW12**

**£1,750.00 PCM**

 **1**

 **1**

  
YOUR PROPERTY • OUR BUSINESS

## Property Description

Stunning split level and spacious one bedroom flat in a beautiful Edwardian building located on the highly desirable and quiet tree-lined Culverden Road, Balham, SW12.

The property boasts a spacious living arrangement with space for dining and original floor boards, a feature spiral staircase that leads down to the modern and fully integrated kitchen, a large bathroom with shower over bath and a large double bedroom.

The property is located a short walk to Balham Overground and underground station (Northern Line) allowing access to excellent transport links. The large open spaces of Tooting Bec Common is only a stones throw away.

Viewings strictly by appointment with Samuel Estates. This property will go fast, contact us now to arrange a viewing.

## 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

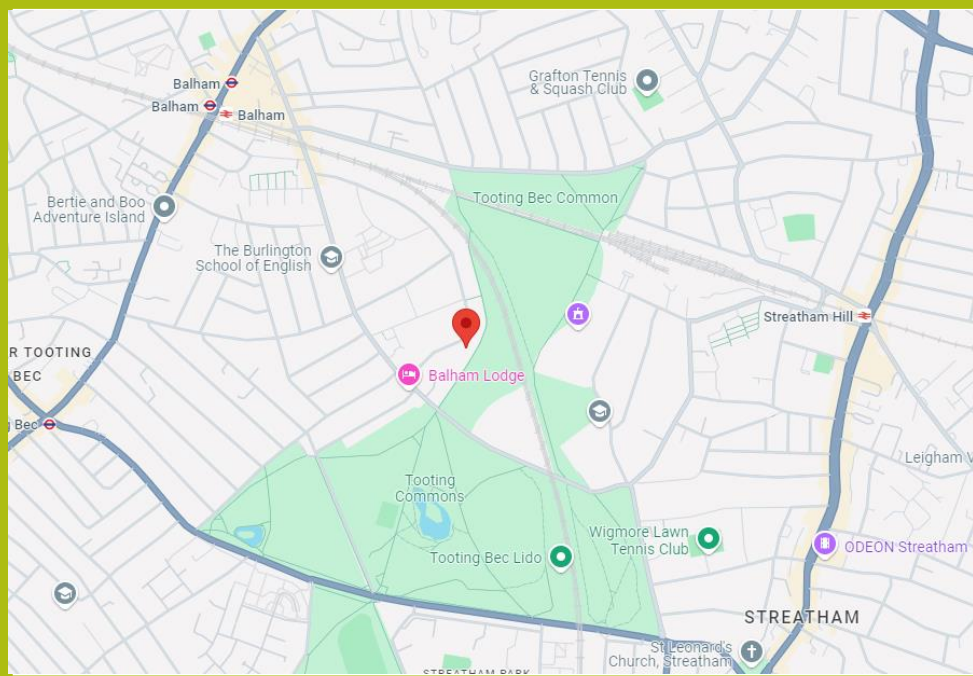
**Date Available – 22/07/2023**

**Holding deposit amount – £403.00**

**Security Deposit amount (Five weeks rent) – £2,019.00**

**Council Tax Band – B**

**Local Authority – Wandsworth Council**



**Property Type**  
Flat (Ground 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



Ground Floor Building 1



Floor 1 Building 1

Culverden Road,  
London SW12 9LS

Approximate total area<sup>(1)</sup>  
475.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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>		
55-68 <b>D</b>	60	66
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	

**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

