

TO LET



Balham High Road, Balham, SW12

£1,550.00 PCM

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Property Description

A bright and spacious, one double bedroom apartment situated a stones throw away from Balham station.

The property comprises of an open plan kitchen/ living room, bathroom with shower and a spacious bedroom leading on to a private balcony.

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 stones throw from the property. When there's a need for something more specialist, a number of independent food retailers are dotted all around the area. Balham station is perfect for commuting to the city and trains operating to Victoria.

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

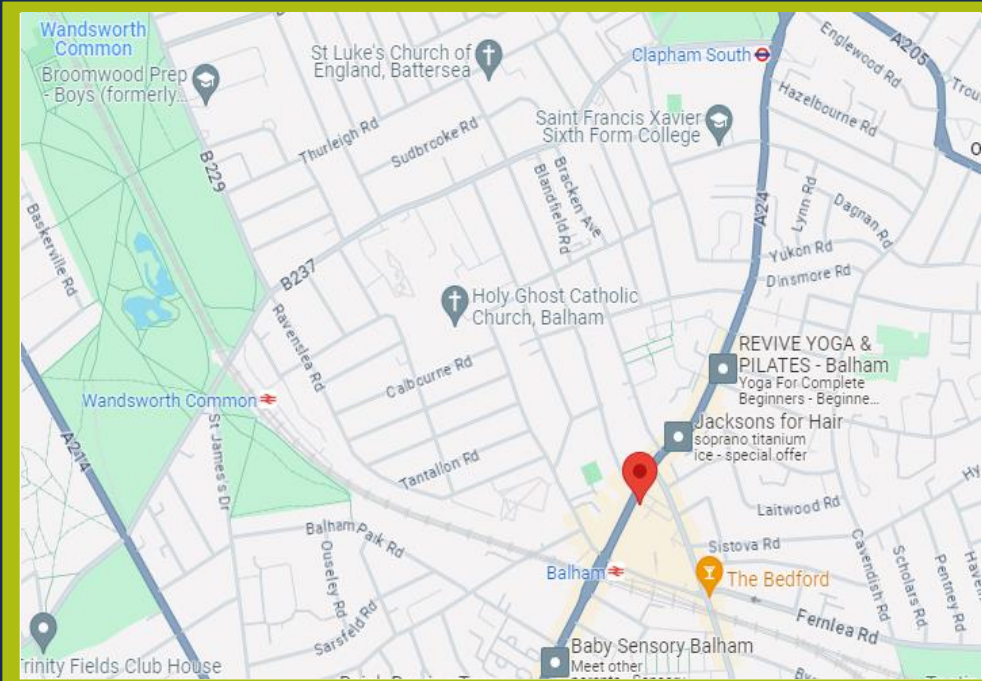
Date Available – 21/10/2024

Holding deposit amount – £357

Security Deposit amount (Five weeks rent) – £1,788.00

Council Tax Band – C

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

Mains



Broadband

Standard / Superfast



Mobile Signal

Good Coverage



Flood Risk

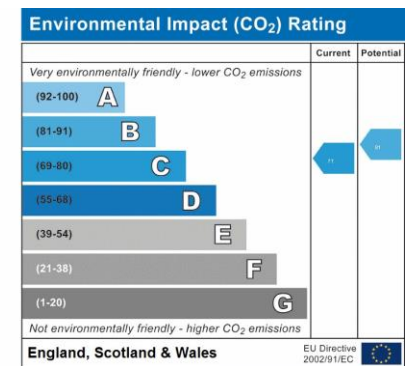
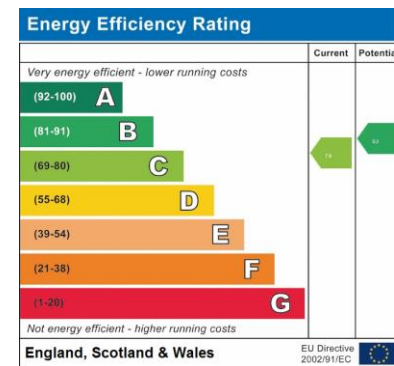
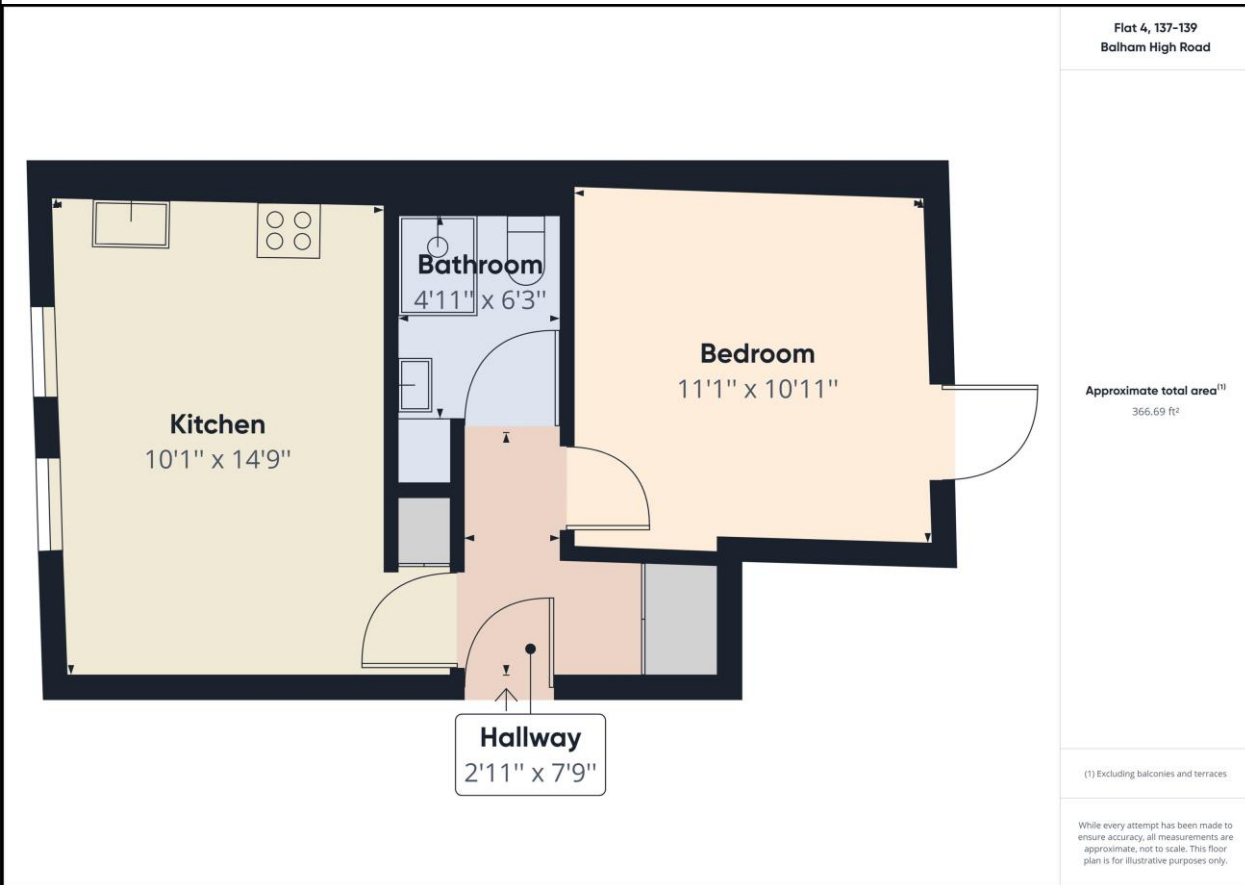
Has the property been flooded in the past five years: **NO**

Source of risk: **None**



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
020 8673 4666

