

TO LET



Penrose Court, Balham, SW12

£2,100.00 PCM

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Property Description

A beautiful one-bedroom apartment is situated in the highly desirable Balham Walk Development, SW12. This residence features a well-designed open-plan living space with a fully equipped kitchen and a reception room that opens onto a private balcony. The generously sized bedroom offers balcony access and includes a fitted wardrobe, along with a modern three-piece bathroom featuring a shower over the bath. The property is in impeccable condition throughout.

The sought-after Balham town centre is just a brief stroll away, offering a variety of exceptional bars, restaurants, and major high street shops within easy walking distance. Additionally, Balham mainline/tube Station (Northern Line) is conveniently close, providing excellent transportation links throughout London and to the city.



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

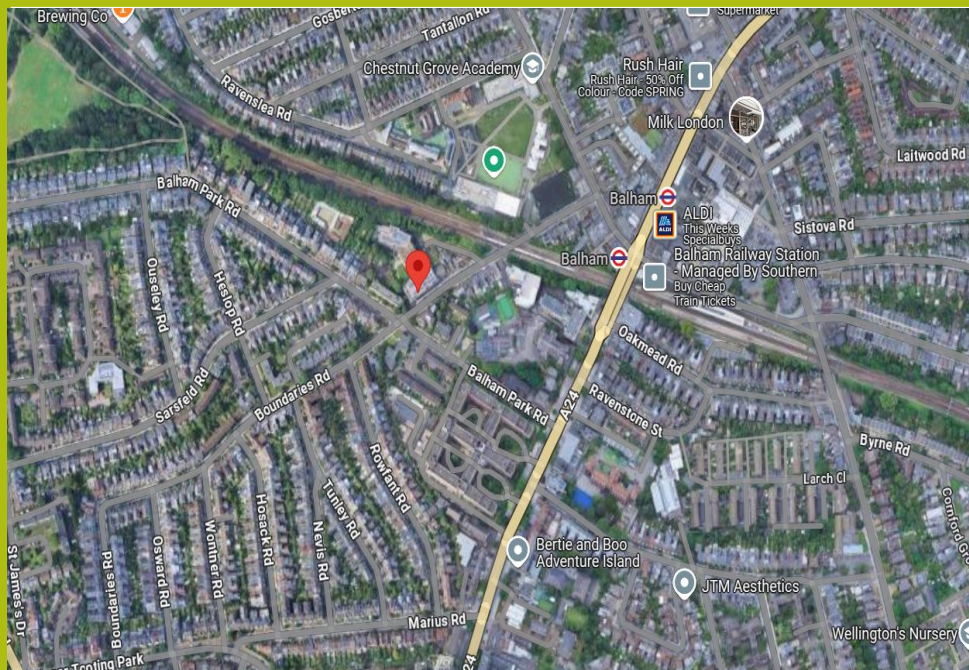
Date Available – 10/05/2025

Holding deposit amount – £484.61

Security Deposit amount (Five weeks rent) – £2,423.07

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
None



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
Excellent Connection



Mobile Signal
Excellent Connection



Flood Risk

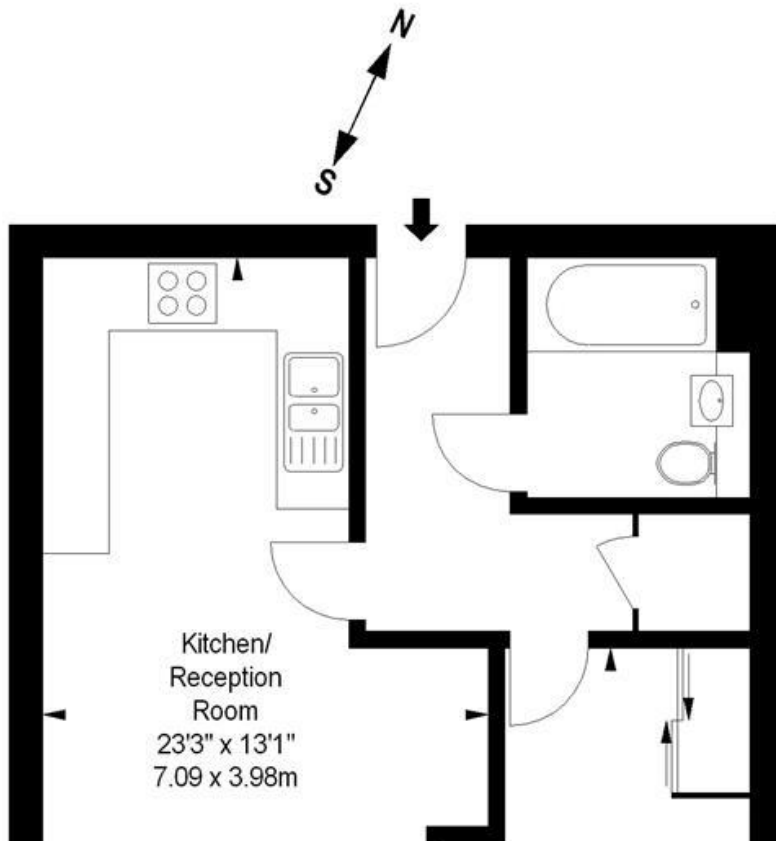
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

Penrose Court, SW12

Approximate gross internal area
537 sq ft / 49.89 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	81	81
69-80 C		
55-68 D		

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

