

TO LET



Culverden Road, Balham, SW12

£1,700.00 PCM



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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

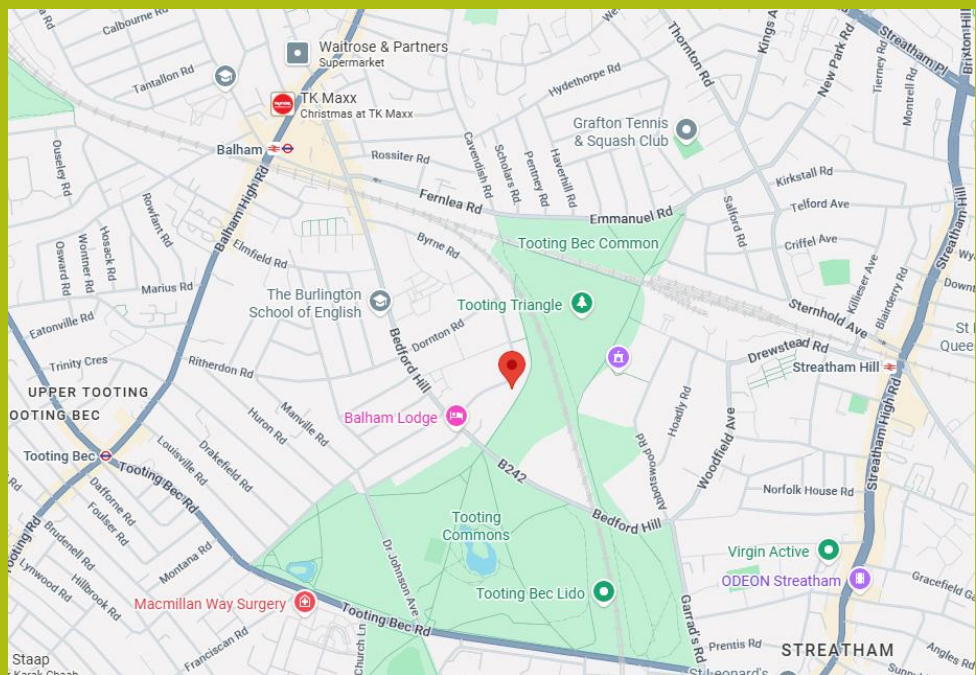
Date Available – 29/11/2025

Holding deposit amount – £392

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

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

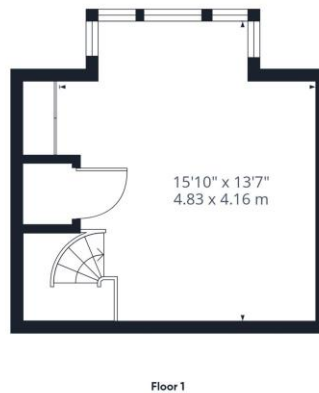
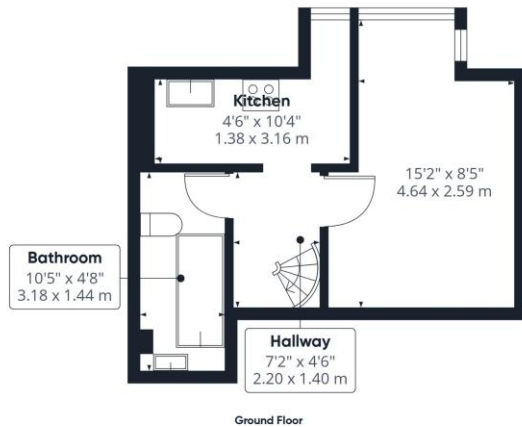


Flood Risk

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



Proposed Development in Immediate Locality?
None



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Approximate total area[®]
492 ft²
45.7 m²

Reduced headroom
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	60	66
39-54 E		
21-38 F		
1-20 G		

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