

FOR SALE



Hildreth Street, Balham, SW12

GUIDE PRICE £385,000 Leasehold

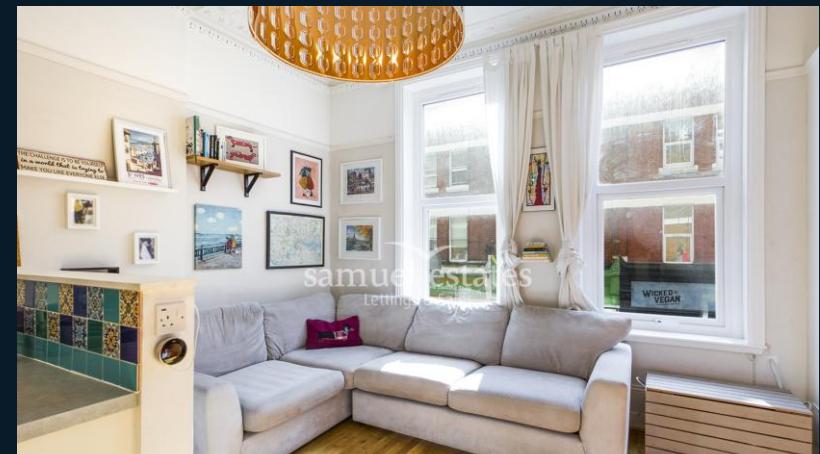
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# Property Description

A beautifully presented one bedroom flat located in the heart of Balham. This stunning one bedroom property comprises of a master double bedroom, fitted three piece bathroom with shower over bath, a modern kitchen and open plan lounge/diner.

The property is perfect location with Balham Overground and tube station just minutes away which gives easy access to Central London. There is also many 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.

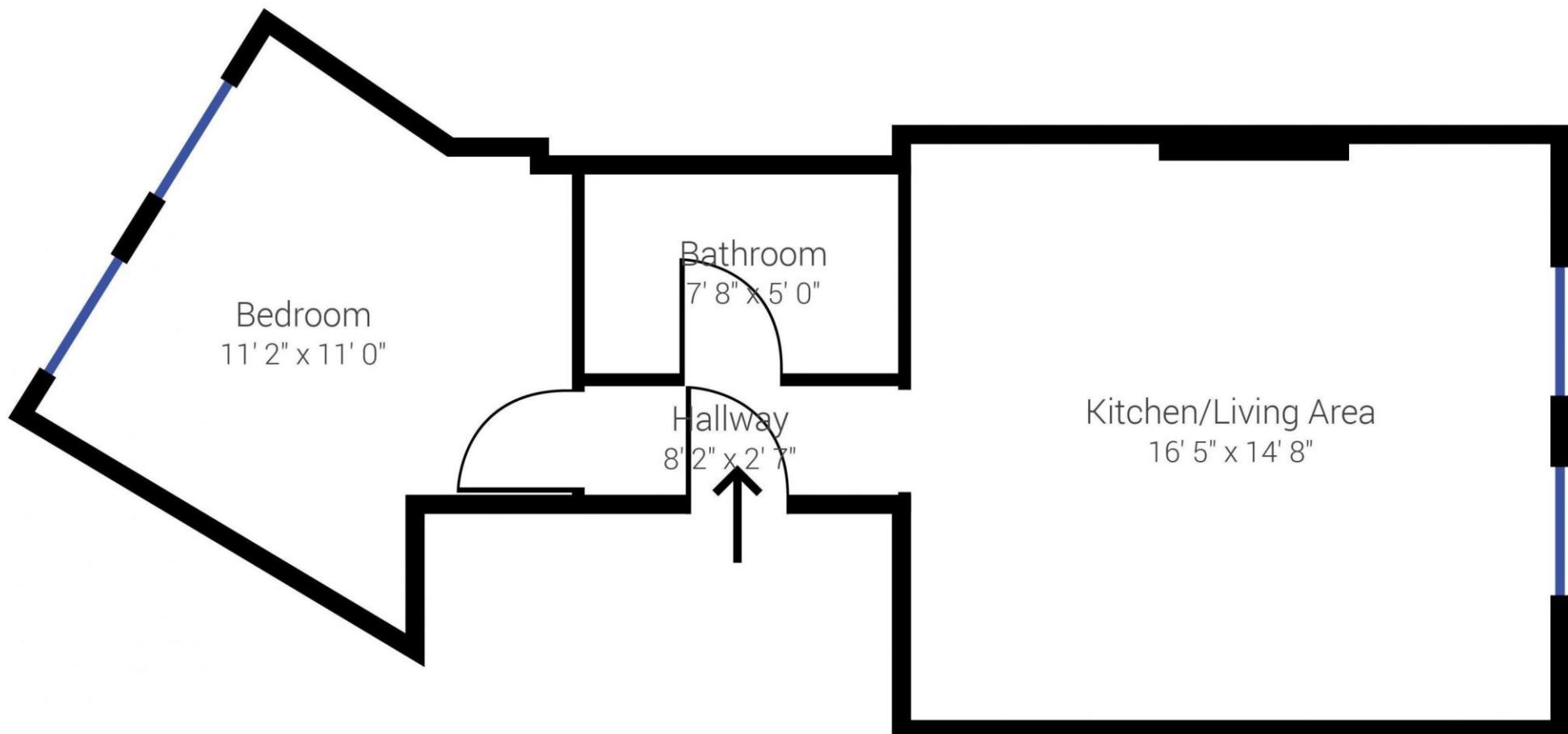


## Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	72
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Address: 15a Hildreth Street SW12

Approximate net internal area: 426 ft<sup>2</sup> / 39.7 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 105 years remaining

**Service Charge** – £1883.20

**Ground Rent** – £200

**Council Tax Band** – B

**Local Authority** – Wandsworth Council



### Property Type

Flat (First Floor)



### 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



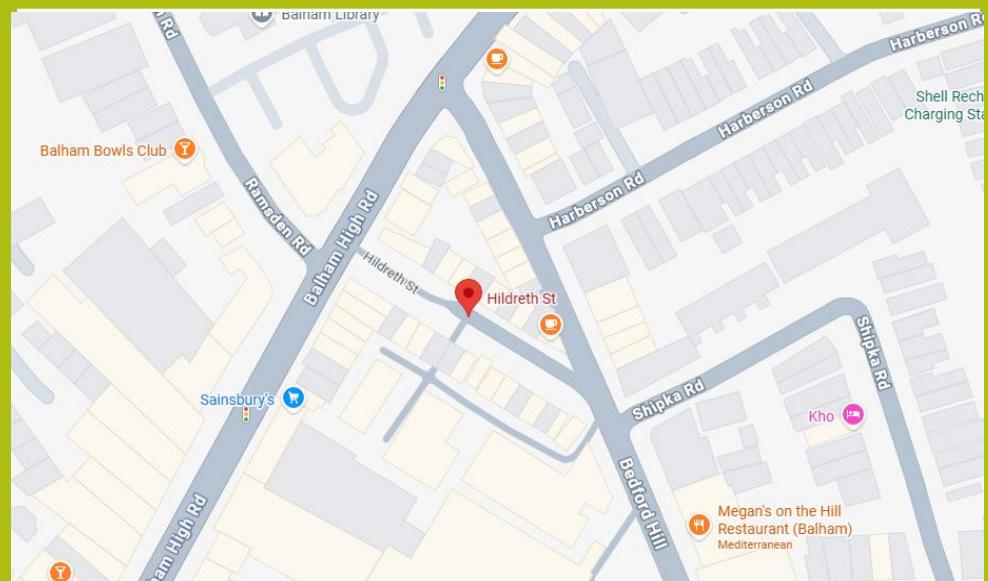
### Flood Risk

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

[samuelestates.com](http://samuelestates.com)