

**FOR SALE**



**Balham High Road, Balham, SW12**

**GUIDE PRICE £350,000 Leasehold**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates is proud to present this beautifully presented and stylish one double-bedroom apartment, ideally located on the popular Balham High Road in the heart of Balham.

This charming apartment boasts a large, bright living room, a fully fitted kitchen, and a modern bathroom with a shower over the bath, all designed to offer both comfort and contemporary living.

Situated just minutes from Clapham South and Balham stations (tube and rail), the property offers excellent transport links. Enjoy the convenience of great shops and amenities right on your doorstep, including the renowned Devonshire Pub and the Waitrose superstore.

The vibrant Balham Town Centre, with its impressive range of top-notch eateries and bars, is within easy reach. Additionally, the natural beauty of Clapham Common is just a short walk away, providing a perfect retreat for leisurely strolls and outdoor activities.


As an added benefit, this property is located within the Wandsworth Council Tax area. Don't miss out on the opportunity to call this beautiful flat your new home!

## 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 |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| 92-100 <b>A</b>                                    |   |           |
| 81-91 <b>B</b>                                     |   |           |
| 69-80 <b>C</b>                                     | 76  | 76        |
| 55-68 <b>D</b>                                     |   |           |
| 39-54 <b>E</b>                                     |   |           |
| 21-38 <b>F</b>                                     |   |           |
| 1-20 <b>G</b>                                      |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |









Hallway  
4'3" x 2'9"  
1.30 x 0.85 m

Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

441.02 ft<sup>2</sup>

40.97 m<sup>2</sup>

**Reduced headroom**

151.43 ft<sup>2</sup>

14.07 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 148 years remaining

**Service Charge** – £2235

**Council Tax Band** – B

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

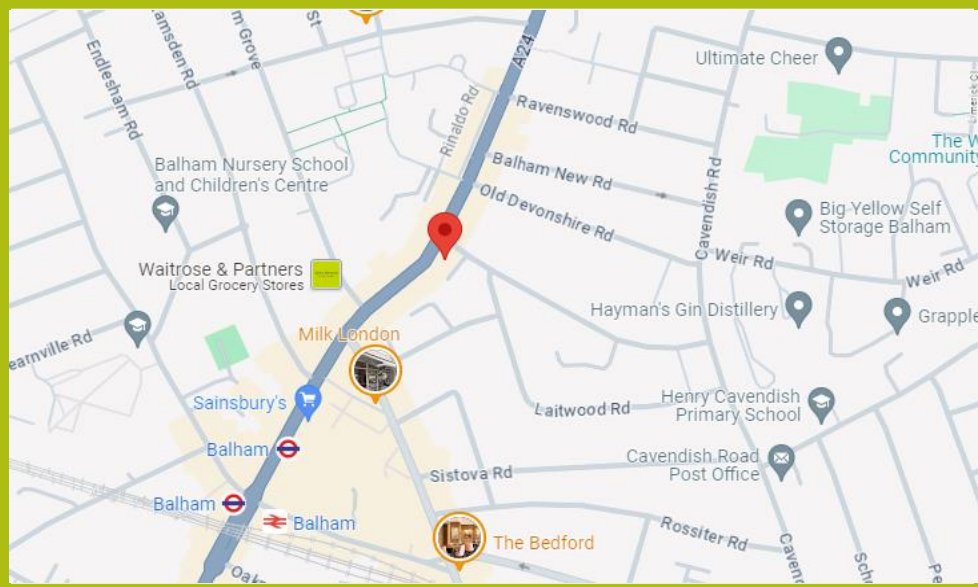


**Flood Risk**

*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

