



**LUMIERE COURT BALHAM SW17**  
*£4,000 PER MONTH AVAILABLE 20/05/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Lumiere Court Balham SW17

**£4,000 Per Month  
Furnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Gated development, - Four double Bedrooms, - Two bathrooms, - Private garden, - Car space & bike Storage, - Furnished

## Council Tax

Council Tax Band G

## Hamptons

11-13 Bedford Hill  
London, SW12 9ET  
020 8618 2014  
Balhamlettings@hamptons.co.uk  
www.hamptons.co.uk

# { MODERN 4 BED HOME WITH GARDEN AND OFF STREET PARKING EPC C

## The Property

A spacious and well presented four bedroom two bathroom house set within a popular modern gated development and within short walking distance to the excellent Balham transport links and amenities. The welcoming entrance hallway opens into a large modern eat in kitchen and living room which has French doors opening on to the private landscaped garden. The living area also has storage and a downstairs cloakroom. Upstairs the master bedroom benefits from built in cupboard space and an en-suite bathroom. The property provides three additional double bedrooms and a family bathroom. In addition the property has an allocated parking space, and access to bike sheds. Perfect for sharers! Available on a furnished basis from 20th May onwards. Council tax: Wandsworth band G.

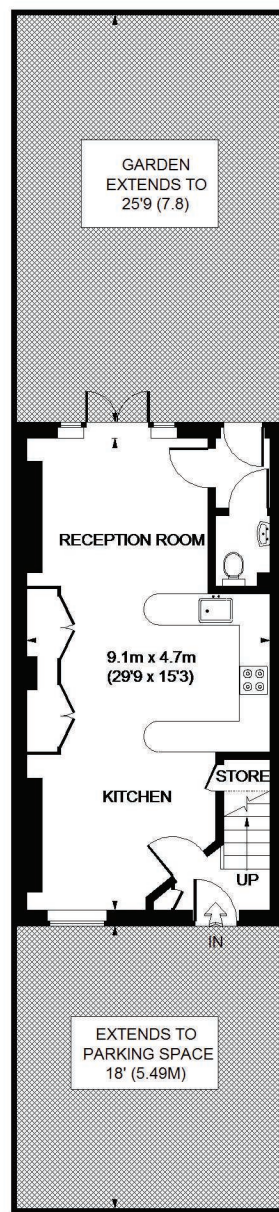
## Location

Lumiere Court is situated just off Balham High Road and is just a short walk from Balham transport links. Bus routes and bike lanes are also situated outside the property. This popular area for professionals also gives easy access to the surrounding commons and nearby shopping and dining facilities.

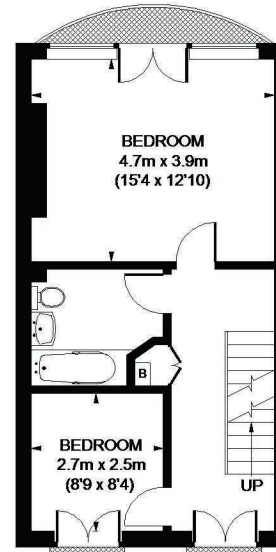




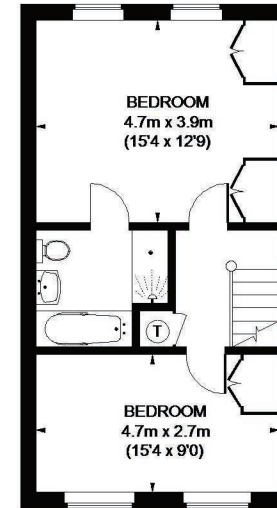
# LUMIERE COURT



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

 = Reduced headroom below 1.5 m / 5'0"

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 463 SQ. FT. (43 SQ. M.)  
 FIRST FLOOR = 463 SQ. FT. (43 SQ. M.)  
 SECOND FLOOR = 463 SQ. FT. (43 SQ. M.)  
 TOTAL = 1389 SQ. FT. (129 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID70495)

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

