



**RADBOURNE ROAD LONDON SW12**  
**£4,500 PER MONTH** AVAILABLE 17/07/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Radbourne Road London SW12**

**£4,500 Per Month  
Unfurnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- 4 Bedrooms, - 2 Bathrooms, - Double reception room, - Furnished or unfurnished, - Private garden, - Excellent location

## Council Tax

Council Tax Band E

## Hamptons

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

## The Property

An outstanding 4 bedroom house located in the prestigious Hyde Farm of Balham, spanning just over 1,700 sq ft in size. The property is split over 3 floors and comprises of 4 bedrooms, 2 bathrooms, a double reception room, an open plan kitchen and dining space as well as a private rear garden. As you enter, you are greeted by the large double reception room. This room boasts high ceilings and a large bay window, meaning the space is flooded with natural light and has a very spacious feel. Further into the house you have the beautifully designed, open plan kitchen and dining space. The kitchen is modern in style and has integrated appliances, a full height wine fridge and plenty of storage options. This space leads directly out into the private rear garden, comprising of a patio space and artificial lawn. Upstairs are the 4 bedrooms and the 2 bathrooms for the house. This includes the main bedroom which is large and has built in storage, as well as 2 other well sized double rooms. The family bathroom also has a modern, luxurious style and has a walk in shower and bathtub. The top floor has another large double room with en-suite and Juliet balcony. Available to families on a furnished or unfurnished basis. Council tax: Lambeth band E.



# RADBOURNE ROAD

Approximate Gross Internal Area (excluding reduced headroom)

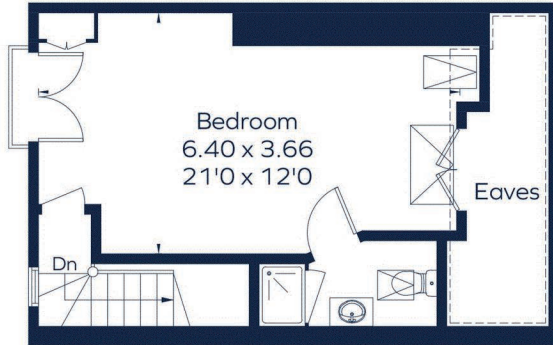
Ground floor = 719 sq. ft. (66.8 sq. m.)

First floor = 591 sq. ft. (54.9 sq. m.)

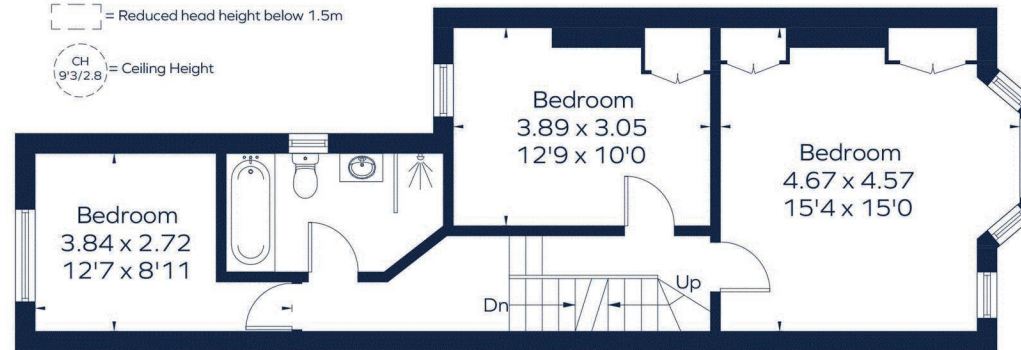
Second floor = 324 sq. ft. (30.1 sq. m.)

Reduced headroom = 73 sq. ft. (6.8 sq. m.)

Total = 1707 sq. ft. (158.6 sq. m.)



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1066512

## 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.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	92-100		
Energy Efficient (B)	81-91		82
Decent (C)	69-80		
Needs Improvement (D)	55-68	63	
Below Average (E)	39-54		
Poor (F)	21-38		
Very Poor (G)	1-20		

EU Directive 2002/91/EC  
England & Wales

