

TO LET



Cavendish Road, Balham, SW12

£2,250.00 PCM

 2
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Property Description

A spacious two double bedroom flat just a short walk away from Clapham South Station. The property boasts of two double bedrooms, modern bathroom, separate WC, large living area and a separate spacious kitchen.

The property is situated on the sought after Cavendish Road, SW12. A great location, within walking distance of both Clapham South (Northern Line) & Balham (Northern Line & National Rail Services) stations. Clapham Common is just a short walk and the flat also offers great access to the excellent amenities of Balham Town Centre including a fabulous array of restaurants and bars. The property also benefits from being in the Wandsworth council tax area.



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

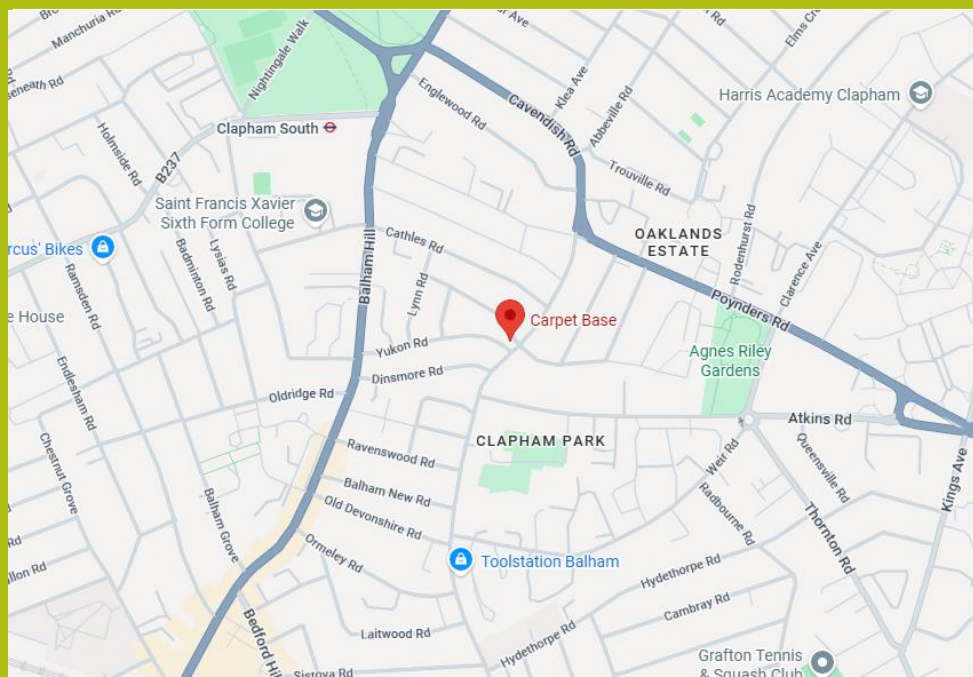
Date Available – 06/11/2026

Holding deposit amount – £519

Security Deposit amount (Five weeks rent) – £2,596.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type

Flat (First 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

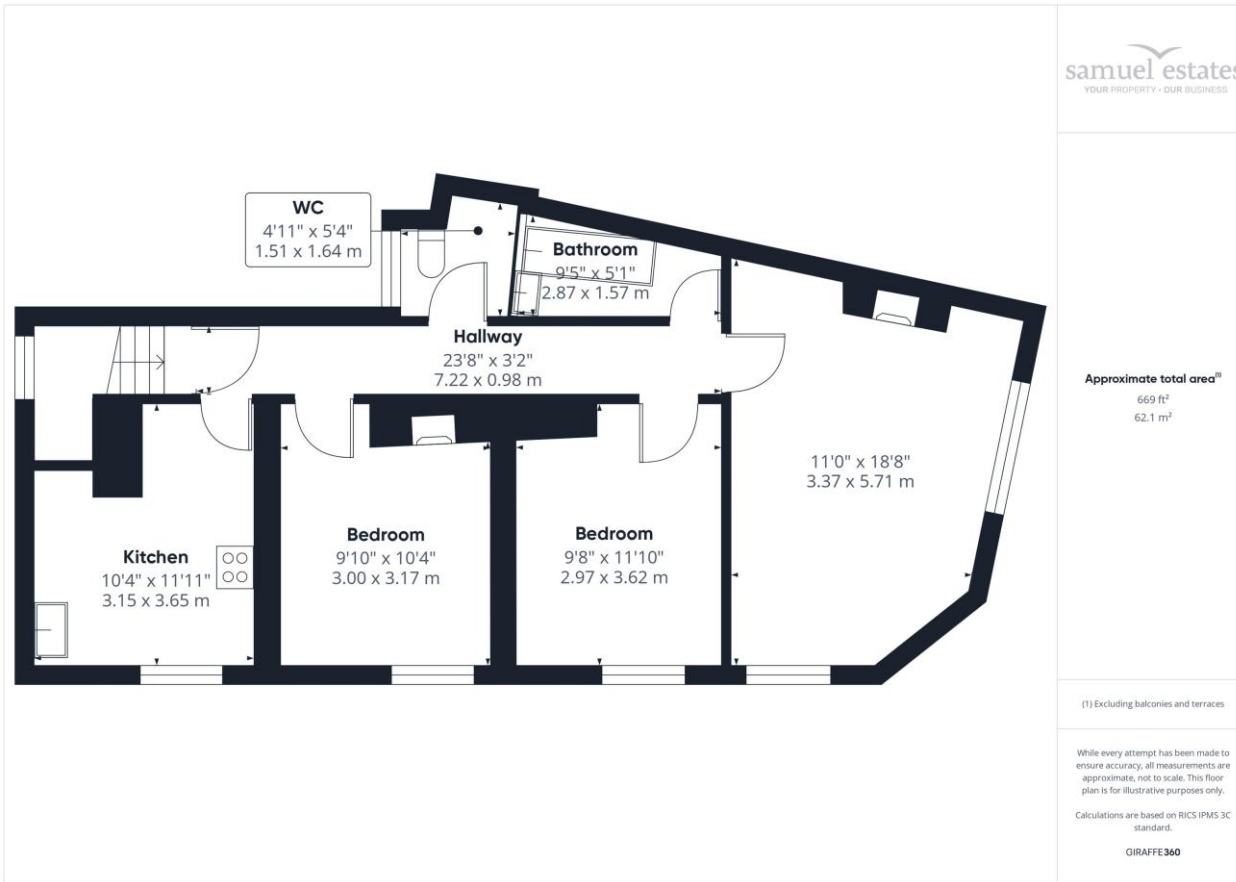
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		65
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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London, SW12 9EY
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Colliers Wood & Wimbledon
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