

TO LET



Ivanhoe House, Balham, SW12

£2,000.00 PCM

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Property Description

This spacious and well-positioned flat is just a short stroll from Balham Town Centre. It offers two generously sized double bedrooms, a separate kitchen, a bright and spacious living room, a bathroom, and a private balcony.

Ideally located, the property is only minutes from the vibrant bars, restaurants, and shops of Balham Town Centre. Excellent transport links are within easy reach, with Balham Overground & Underground Station providing direct connections to Clapham Junction and Victoria, as well as the Northern Line to London Bridge. Clapham South Underground Station is also nearby.

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

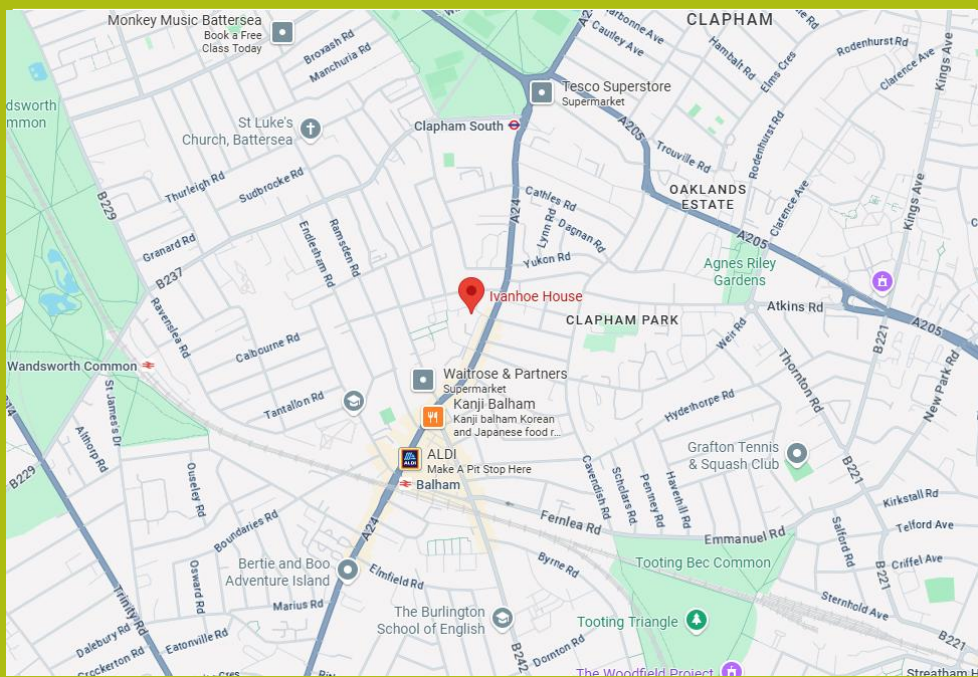
Date Available – 09/08/2025

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
No Parking



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



Approximate net internal area: 648.59 ft² / 60.26 m²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balham

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London, SW12 9EY
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Colliers Wood & Wimbledon

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London, SW19 2RT
☎ 020 8090 9000

Streatham

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