

**FOR SALE**



**Elmfield Road, Balham, SW17**

**Offers In Excess Of £325,000 Leasehold**

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# Property Description

Welcome to this bright and spacious ground-floor purpose-built apartment on the ever-popular Elmfield Road, ideally situated in the heart of vibrant Balham.

Offering approximately 45.1 sqm (484 sqft) of well-planned accommodation, this attractive home features a generous reception room, a spacious double bedroom, a large fitted kitchen with ample dining space, a modern bathroom, and exceptional built-in storage throughout. A particular highlight is the separate utility/storage room, complemented by 4 additional storage cupboards, providing an abundance of practical storage rarely found in a one-bedroom apartment.

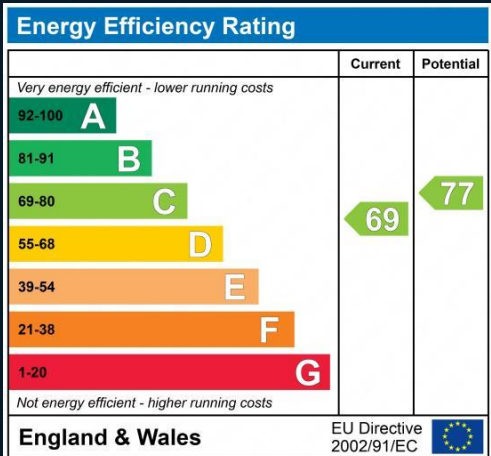
The property enjoys an EPC Rating of C, gas central heating, and permit parking, making it both comfortable and energy-efficient for everyday living.

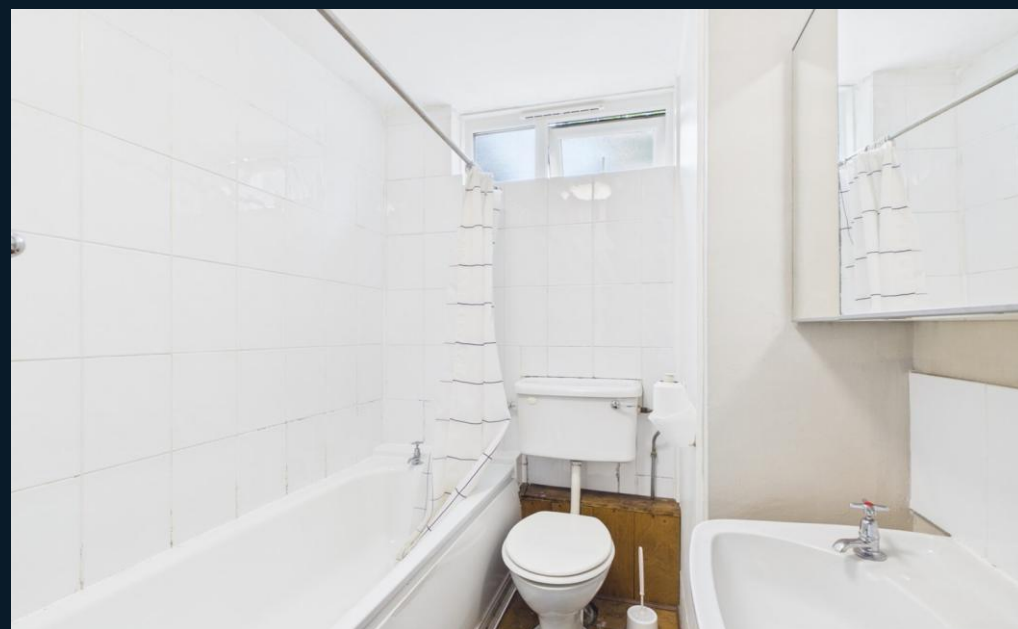
Ideally located just a short walk from Balham Underground Station (Northern Line) and National Rail Station, the property offers superb transport links into Central London. Residents can also enjoy the wide selection of cafés, restaurants, independent shops and supermarkets along Balham High Road, together with nearby green spaces including Tooting Common.

Offered with no onward chain, this property is ready for immediate occupation and represents an excellent opportunity for first-time buyers, professionals, downsizers, or investors seeking a well-connected home in one of South West London's most desirable neighbourhoods.

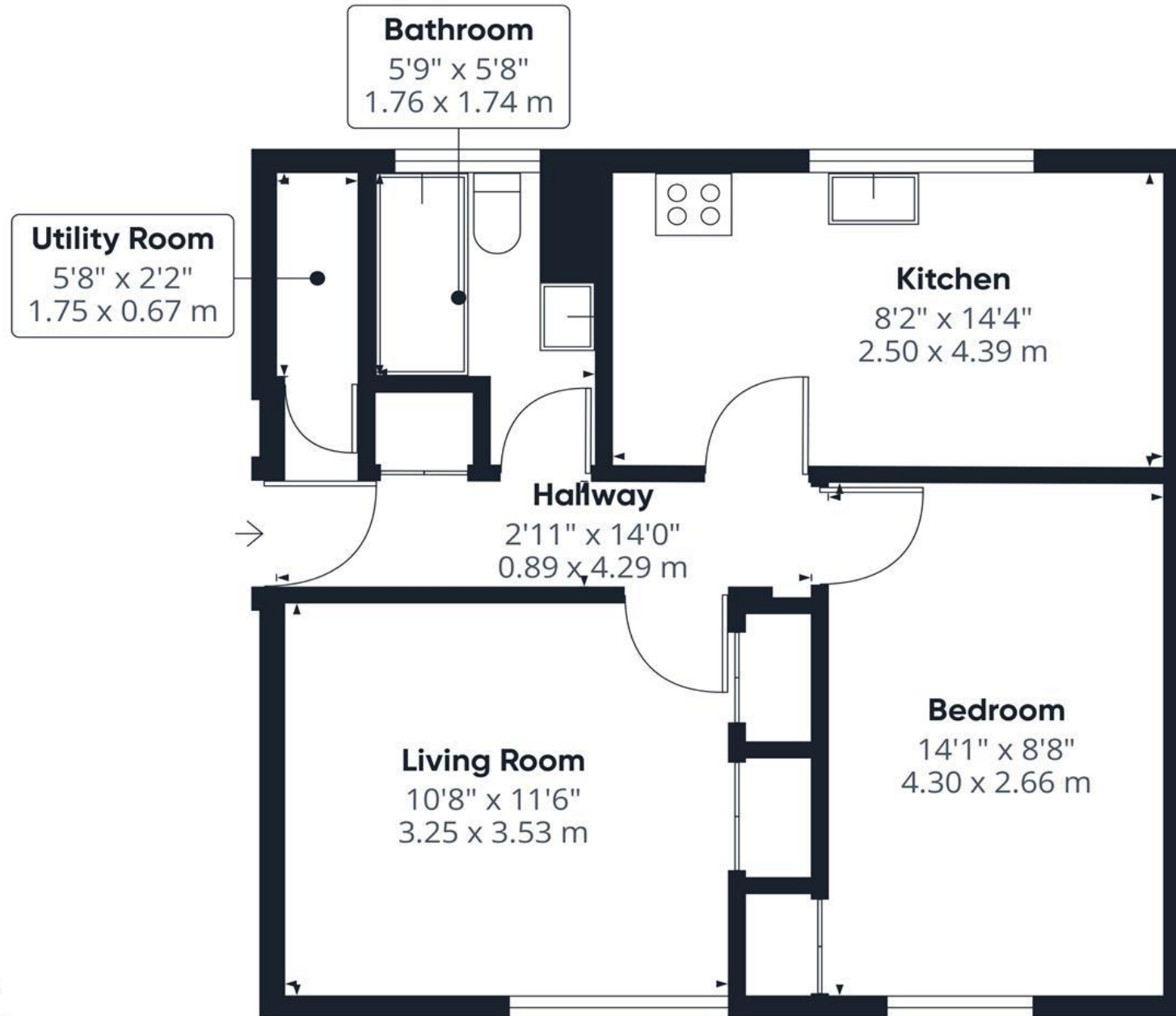
## Disclaimer

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.









**Approximate total area<sup>m</sup>**  
484 ft<sup>2</sup>  
45.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 100 years remaining

**Service Charge** – £1,701.04

**Council Tax Band** – B

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

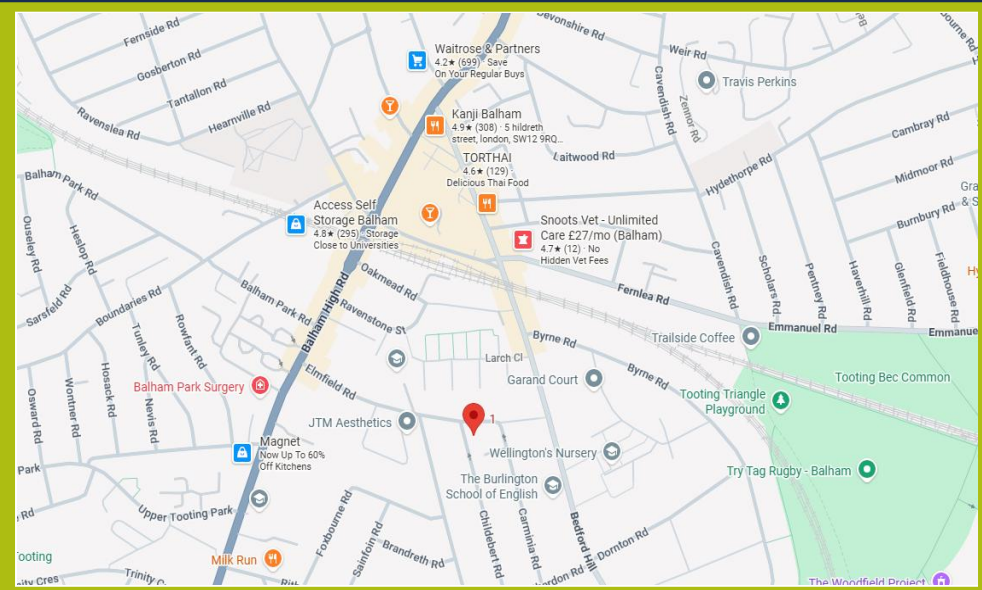


**Flood Risk**

*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



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