

TO LET



Oakmead Road, Balham, SW12

£3,300.00 PCM

 3

 2


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A spacious and well-presented three-bedroom maisonette situated in the heart of Balham on the quiet and popular Oakmead Road, Balham, SW12. The property features a living room with dining space and direct access to a lovely private garden, three generously sized double bedrooms, one with an en-suite shower room, a three-piece family bathroom with a shower over the bath, and a separate kitchen.

Conveniently located just around the corner from Balham Overground (Southern) and Underground (Northern Line) stations, the property offers excellent transport links across London and to the City. You'll be spoilt for choice with an array of popular bars, pubs, restaurants, and shops all within a short walk. This property is ideal for three sharers.

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

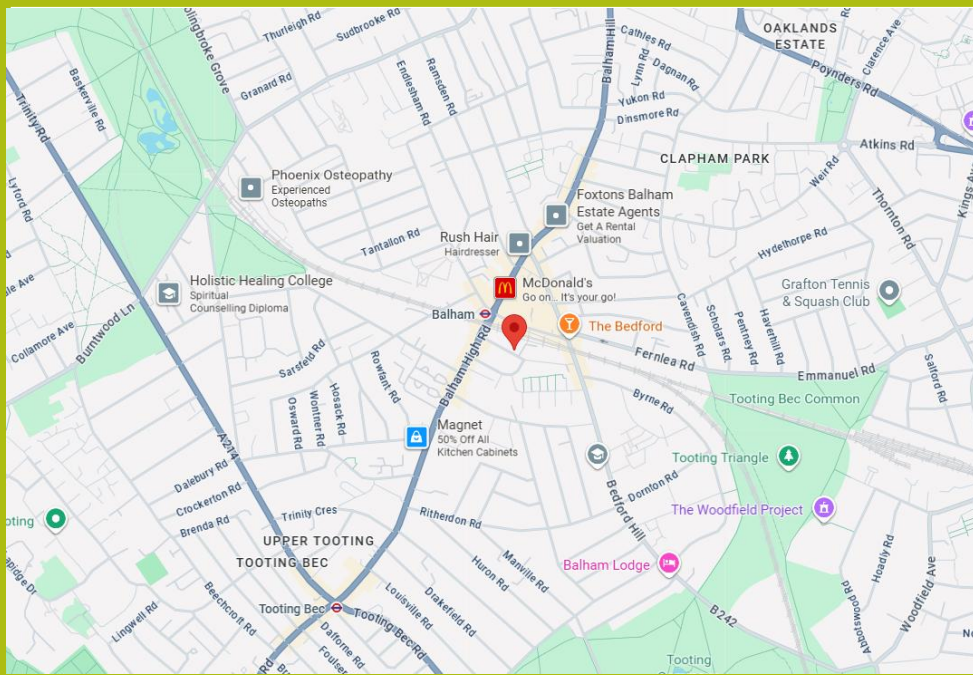
Date Available – 05/11/2025

Holding deposit amount – £761.4

Security Deposit amount (Five weeks rent) – £3,807.00

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Maisonette (Top Floor Flat)



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	63	
39-54 E		
21-38 F		
1-20 G		

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
📞 020 8679 9889

