

TO LET



Byrne Road, Balham, SW12

£4,250.00 PCM

4

1

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Situated on the quiet Byrne Road in the highly sought-after Balham area (SW12), this spacious four-bedroom terraced house split over three floors offers an ideal rental opportunity for sharers or families seeking comfortable living with excellent transport links.

The property features four generously sized double bedrooms, a large living room providing ample communal space, a shared bathroom, and a separate WC for added convenience.

Perfectly positioned close to local transport options, residents benefit from easy access to Balham Underground and rail stations, facilitating swift commutes into Central London.

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

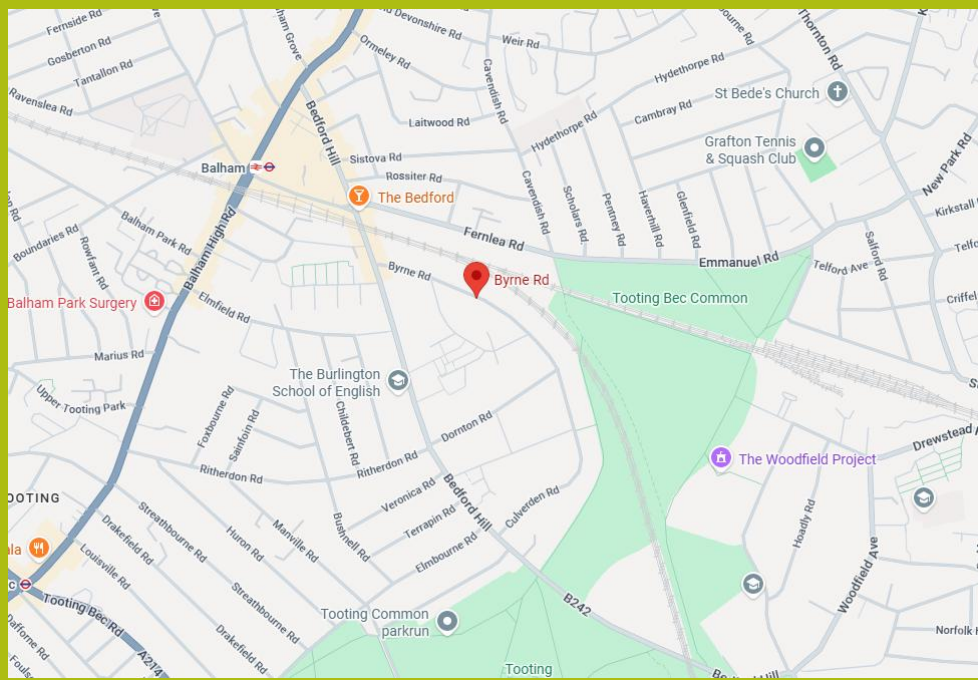
Date Available – 15/08/2026

Holding deposit amount – £980

Security Deposit amount (Five weeks rent) – £4,903.00

Council Tax Band – F

Local Authority – Wandsworth Council



Property Type

House (Terraced)



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

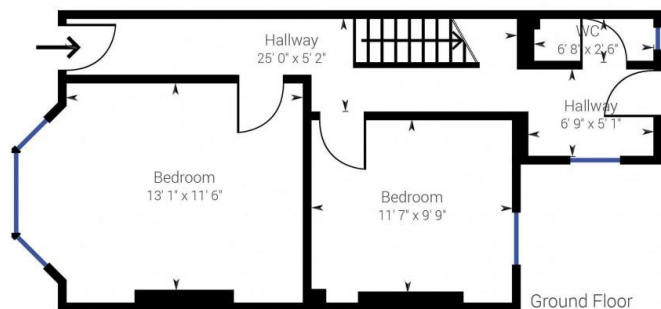
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Address: Byrne Road, SW12

Approximate net internal area: 1257.51 ft² / 116.82 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.

Powered by Giraffe360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C		
55-68 D	62	
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



samuelestates.com