

TO LET



P Permit holders only **H2**
Mon - Fri
10.30 am - 11.30 am

For Sale
Call 020 899 9000
www.samuel-estates.com
118 Finchley Rd

Endlesham Road, Balham SW12

£1,100.00 PCM

 **0**

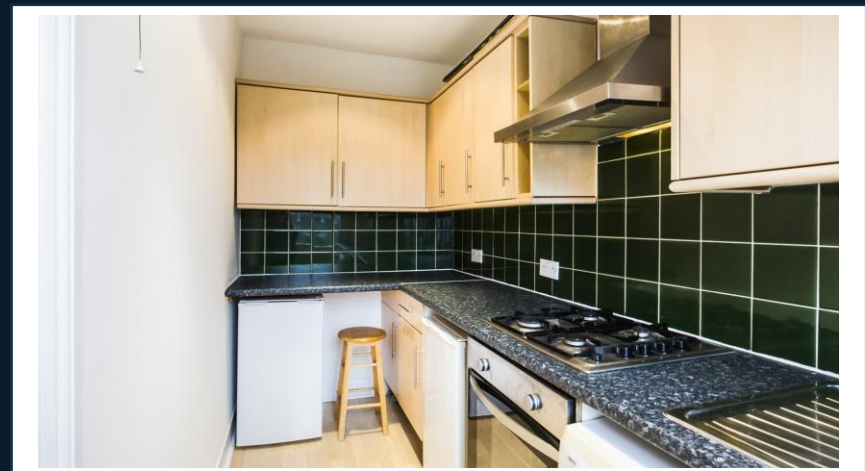
 **1**

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Property Description

A lovely studio apartment located in the heart of Balham. Positioned just a short walk from Balham Station, the flat boasts a good size living area, separate integrated kitchen and fully fitted bathroom.

Endlesham Road is a popular tree-lined road which runs off Nightingale Lane in the heart of the Nightingale Triangle. Balham Underground and Mainline stations are within easy reach as are the extensive array of shops, bars and restaurants local to the 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

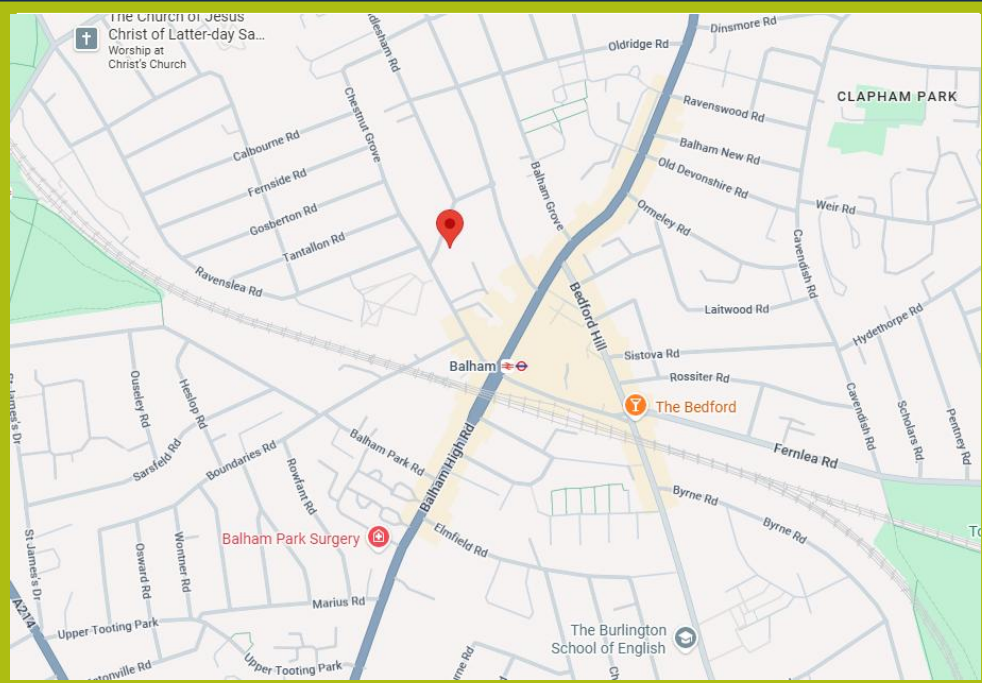
Date Available – 07/03/2026

Holding deposit amount – £253

Security Deposit amount (Five weeks rent) – £1,269.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Conversion)



Construction Type
Brick



Parking
Free Street Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



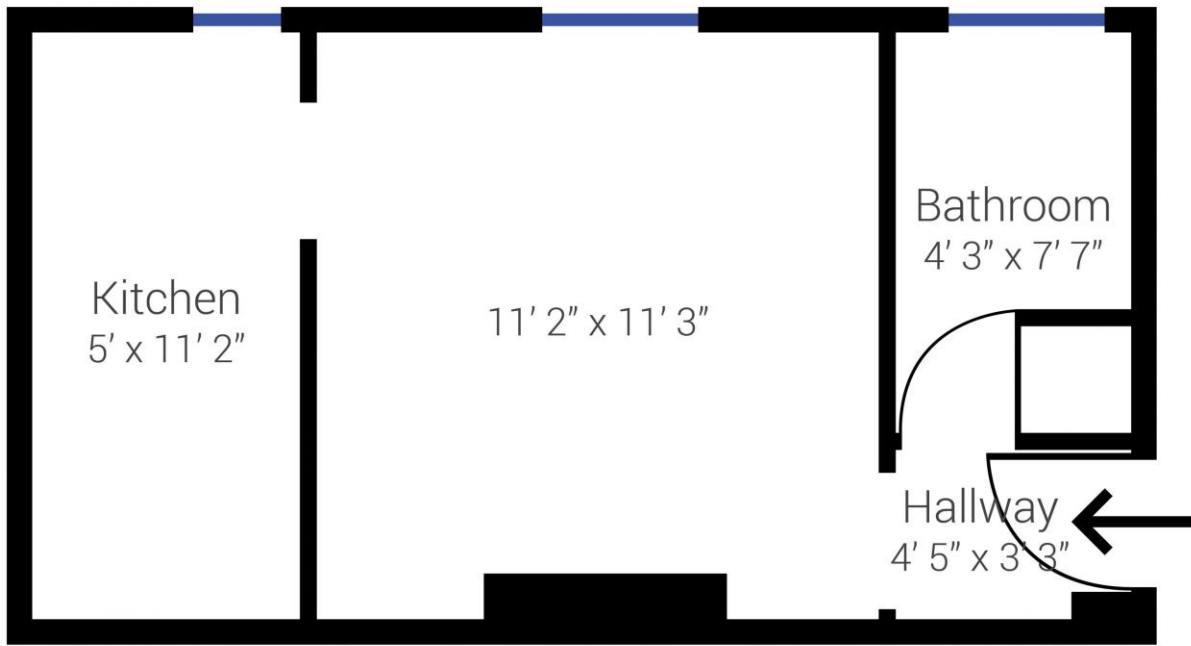
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Address: Endlesham Rd
 Approximate gross internal area: 221.9 ft² / 20.6 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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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 77 |
| 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

