

TO LET



samuel estates
Lettings & Sales

Weir Road, Balham, SW12

£3,100.00 PCM

3

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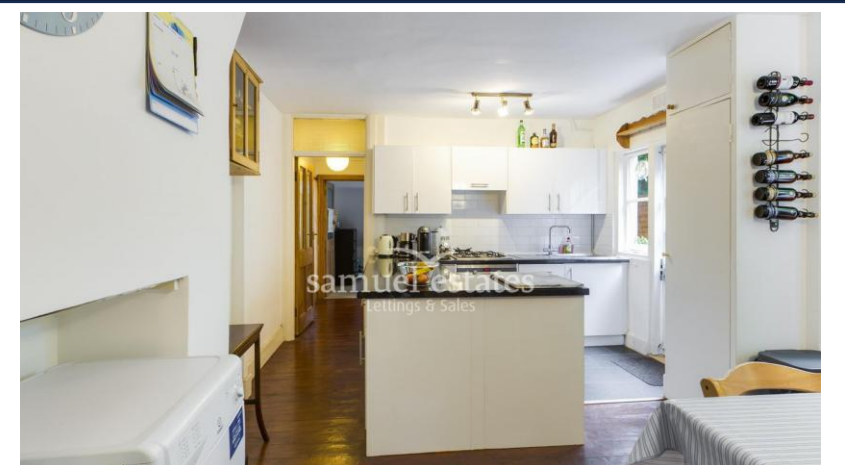
Property Description

This attractive ground floor maisonette, situated in the heart of Balham, offers ample space and a delightful presentation. The property consists of two generous double bedrooms, a cozy single room, a welcoming reception area, a family bathroom featuring a shower over the bath, and an exquisite, well-proportioned eat-in kitchen with access to a private, easy-to-maintain garden.

Nestled on Weir Road, one of Balham's most desirable residential streets, this property enjoys close proximity to the bustling Balham Town Centre. The area boasts excellent transport services, including the Underground (Northern Line) and National Rail Services (Zone 3), along with a wide range of shopping and leisure amenities. Additionally, the serene green spaces of Tooting Bec Common are just a short stroll away.

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

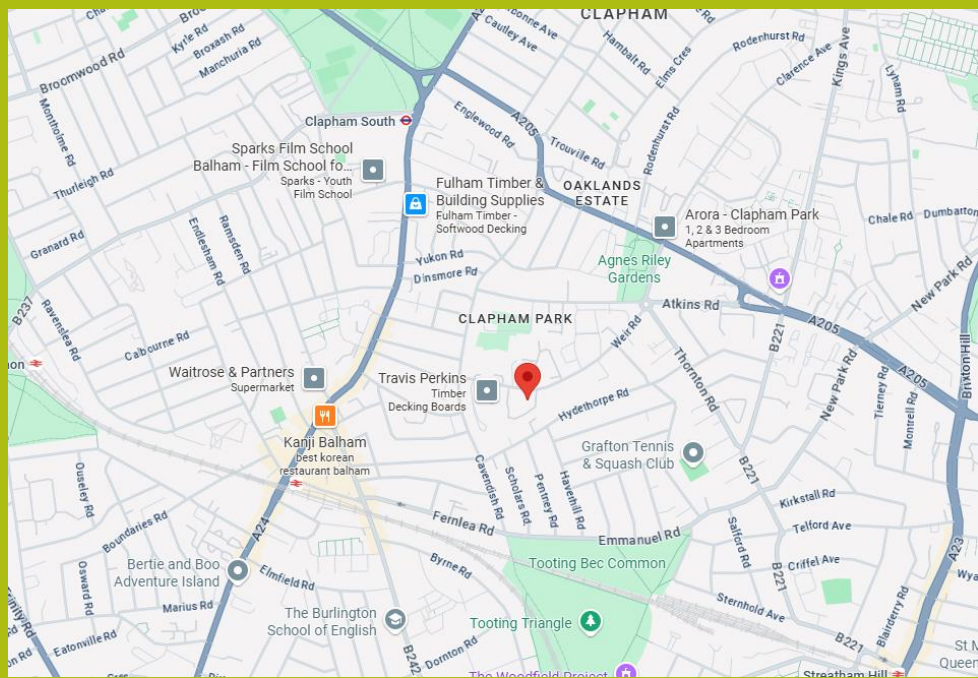
Date Available – 07/03/2026

Holding deposit amount – £715

Security Deposit amount (Five weeks rent) – £3,576.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)



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



WEIR ROAD SW12
TOTAL APPROX. FLOOR AREA 841 SQ. FT. (BT 5 9Q M²)

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



Energy Efficiency Rating

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

