

TO LET



Bedford Hill, Balham, SW12

£2,200.00 PCM

 **1**

 **1**

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Property Description

This spacious and well-presented one bedroom house located on the desirable Bedford Hill. The property comprises of large double bedroom, a modern open-plan kitchen / living room, a stylish bathroom and a downstairs W/C. The property benefits from having double glazed windows throughout, ample living space and a good-sized private garden with a shed.

Bedford Hill is located within close proximity of Balham Underground (Northern Line) and Mainline Station providing you with excellent transport links. A vast array of shops, bars and restaurants are all local to the area. The green open spaces of Tooting Bec Common are also close by.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

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

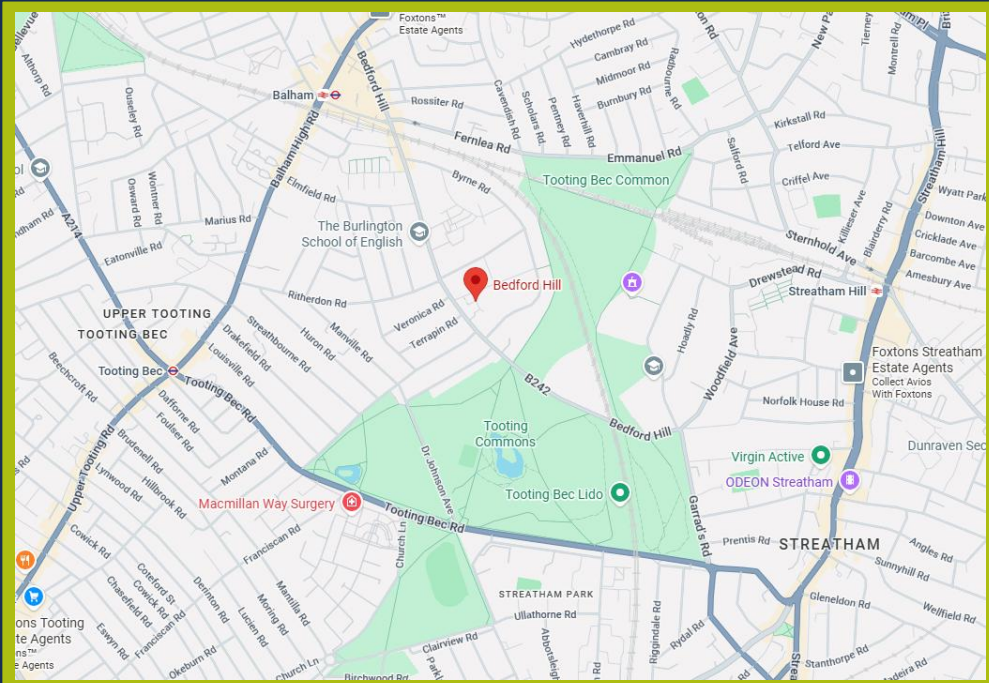
Date Available – 02/05/2026

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

House (End of Terrace)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

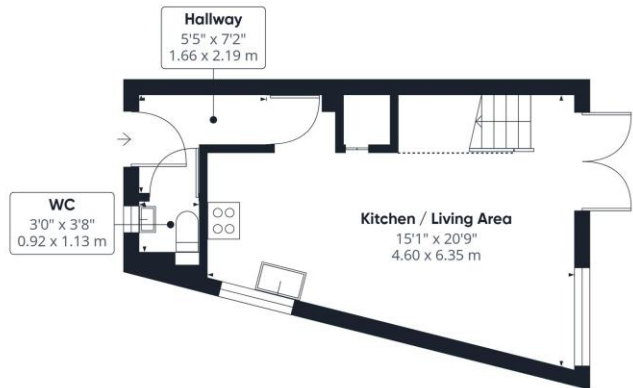
Has the property been flooded in the past five years: NO

Level of Risk: None

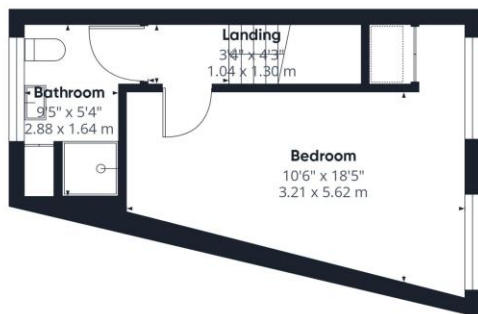


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1



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Approximate total area[®]

550 ft²
51.2 m²

Reduced headroom

19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	83
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Balham

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Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

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London, SW16 3PX

☎ 020 8679 9889

