

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Balham High Road, London, SW12 9BN

**One Bedroom Conversion Flat
Spacious Accommodation
Popular and Convenient Location**

£1,500 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

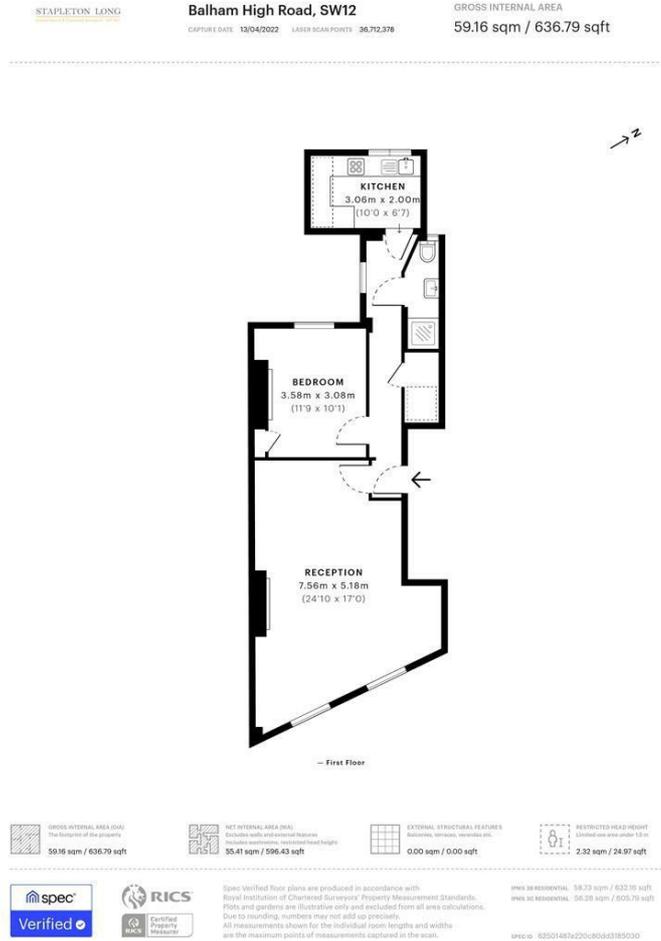
A fantastic one bedroom flat located on the popular Balham High Road. Comprising spacious reception room, separate fitted kitchen, good size bedroom and shower room. The property is conveniently located between Clapham South and Balham Stations providing easy access into the City. Local amenities such as the popular shops, bars and restaurants can be found a stones throw away along Balham High Road and Clapham.

Available Now, view now to avoid disappointment

Offered Unfurnished

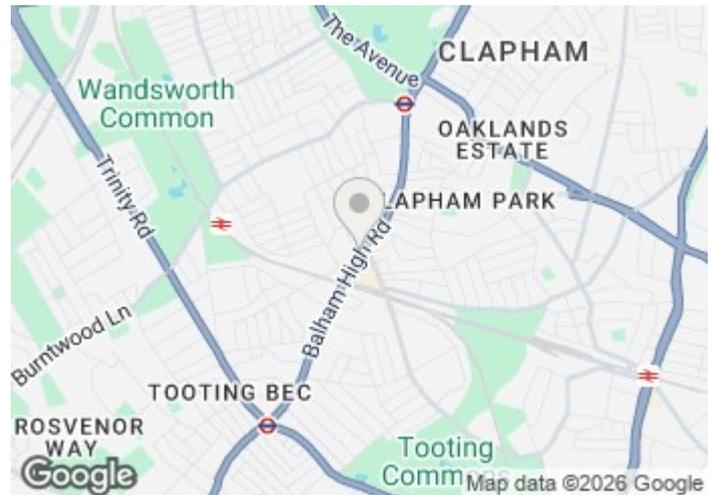
EPC RATING:

Fees:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	60	79



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

Before the tenancy starts:

- **Holding Deposit:** 1 week's rent or £150
- **Deposit:** 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- **Payments to other third parties:** such as Council Tax, utilities or payments for communications services;
- **Default Charges:** such as payments for the replacement of lost keys or interest on overdue rent; and
- **Tenancy Transaction Charges:** such as requests to vary or assign the tenancy.

STAPLETON LONG

Balham High Road, SW12

CAPTURE DATE: 13/04/2022 LASER SCAN POINTS: 36,712,378

GROSS INTERNAL AREA

59.16 sqm / 636.79 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 59.16 sqm / 636.79 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted height 55.41 sqm / 596.43 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT 1. Standard use area under 1.8m 2.32 sqm / 24.97 sqft
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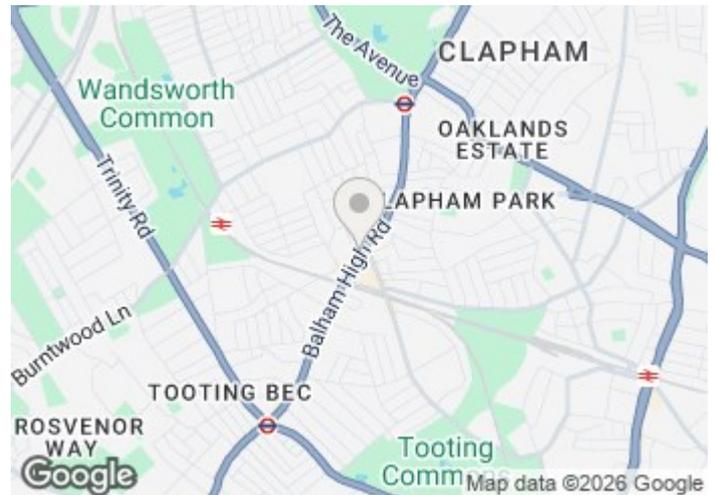
Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

IPMS 3B Residential: 54.73 sqm / 587.39 sqft
IPMS 3B Residential: 54.28 sqm / 583.79 sqft

SPIC ID: 625014476220080663859330

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Tenant Protection

Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

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Balham High Road, SW12

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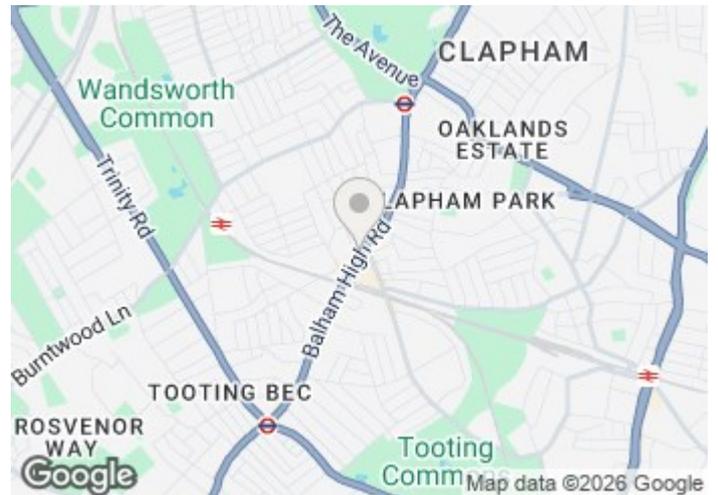


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SW12 9BSS (INTERNAL) 58.73 sqm / 632.39 sqft
SW12 9BSS (EXTERNAL) 54.28 sqm / 585.79 sqft
SW12 9BSS (TOTAL) 59.16 sqm / 636.79 sqft

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