

TO LET



Graham House, Balham, SW12

£2,500.00 PCM

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Property Description

A great sized and stunning two double bedroom ground floor maisonette, conveniently located on Balham Hill just minutes away from Clapham South Tube and Balham Town Centre. This property is finished to an excellent standard throughout.

The property comprises of a good sized living room with ample space for dining, two large double bedrooms both having built in storage, a modern separate kitchen and a three piece family bathroom with shower over bath.

The property is in a fantastic location within a very short walk from Clapham South Tube Station (Zone 2) and the popular open spaces of Clapham Common. Balham town centre is also just a few minutes walk away and it's within walking distance of Balham Mainline Station (both Northern Line and National Rail services). The property also enjoys being under the Wandsworth Council 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

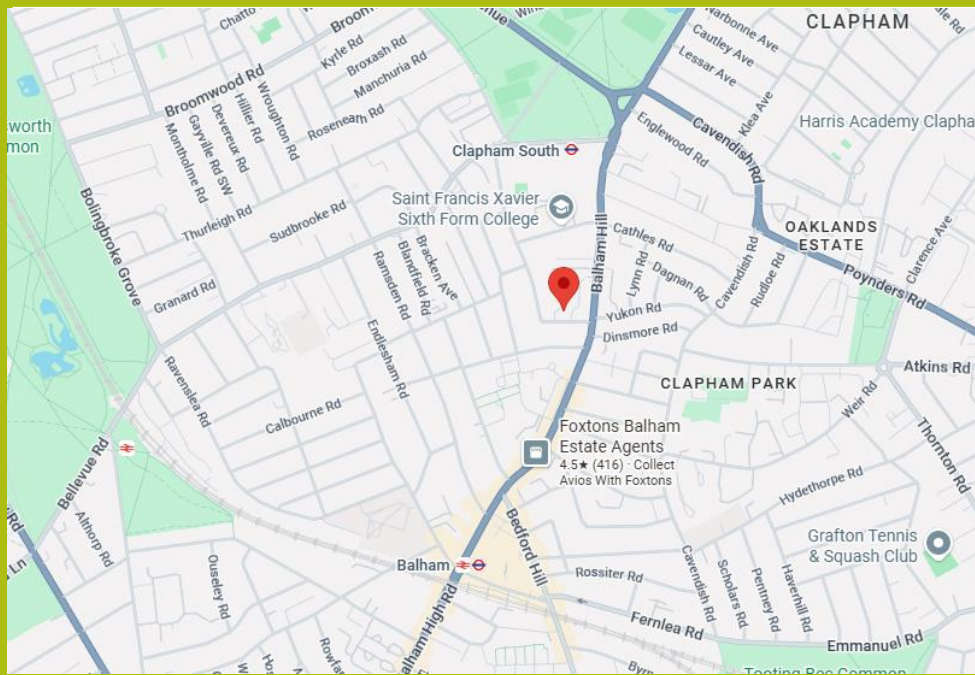
Date Available – 07/11/2026

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



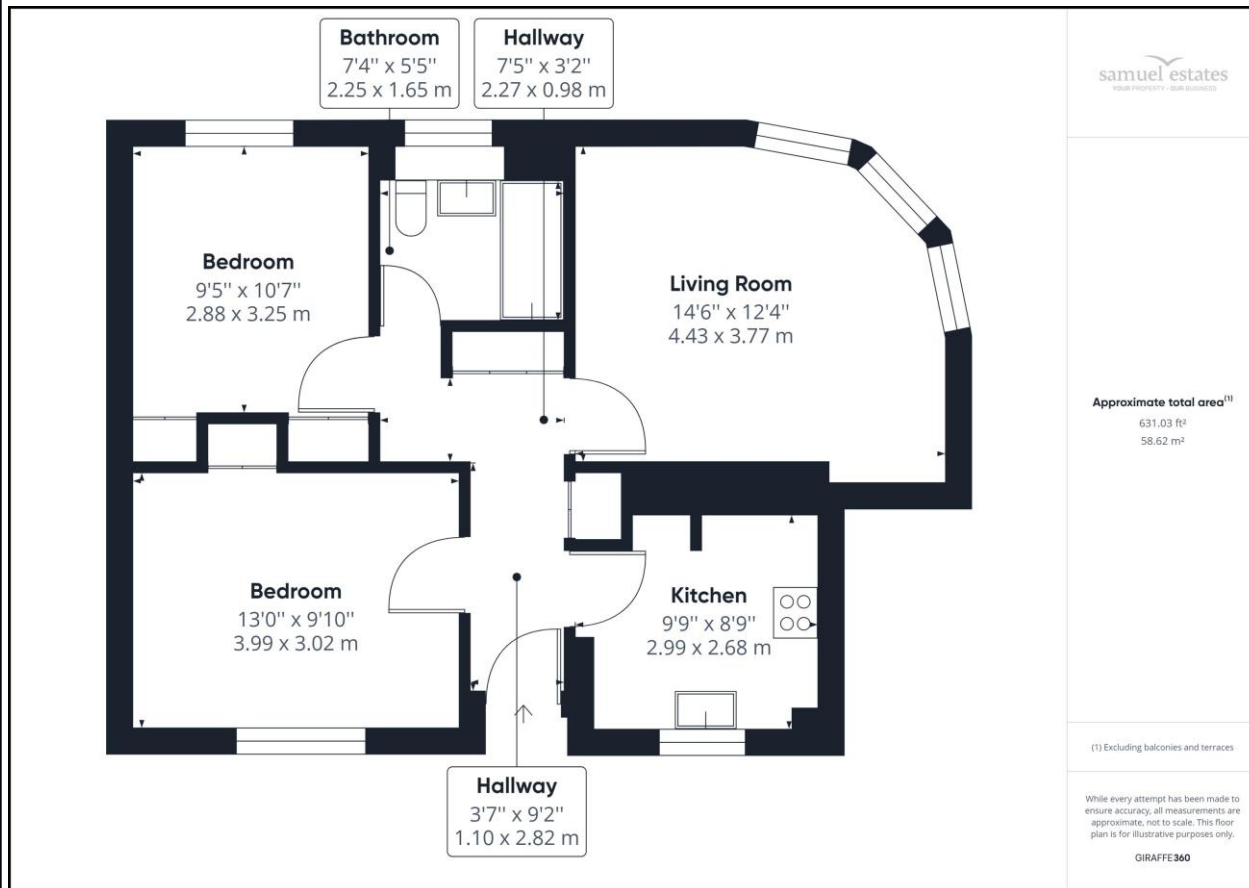
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	70	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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

