

TO LET



samuel estates
Lettings & Sales

Ashdown Way, Balham, SW17

£1,750.00 PCM



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Property Description

A good sized one double bedroom ground floor flat located in the highly desirable and quiet Ashdown Way, Balham, SW17. The property comprises of a bright and spacious living room with space for dining, a separate kitchen, a three-piece bathroom with shower over bath and a large double bedroom. The property benefits from a allocated parking space, double glazed windows throughout, gas central heating and a communal garden.

Balham & Tooting Bec Underground station (Northern line) are both within close walk from the property providing you with excellent transport links. Plenty of amazing restaurants, bars, pubs and shops are all within a short walk to the property making this property the ideal spot for a single person or a couple wanting bustling and popular amenities on your doorstep.

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 – 07/09/2027

Holding deposit amount – £426

Security Deposit amount (Five weeks rent) – £2,130.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

cable



Mobile Signal

Good coverage



Flood Risk

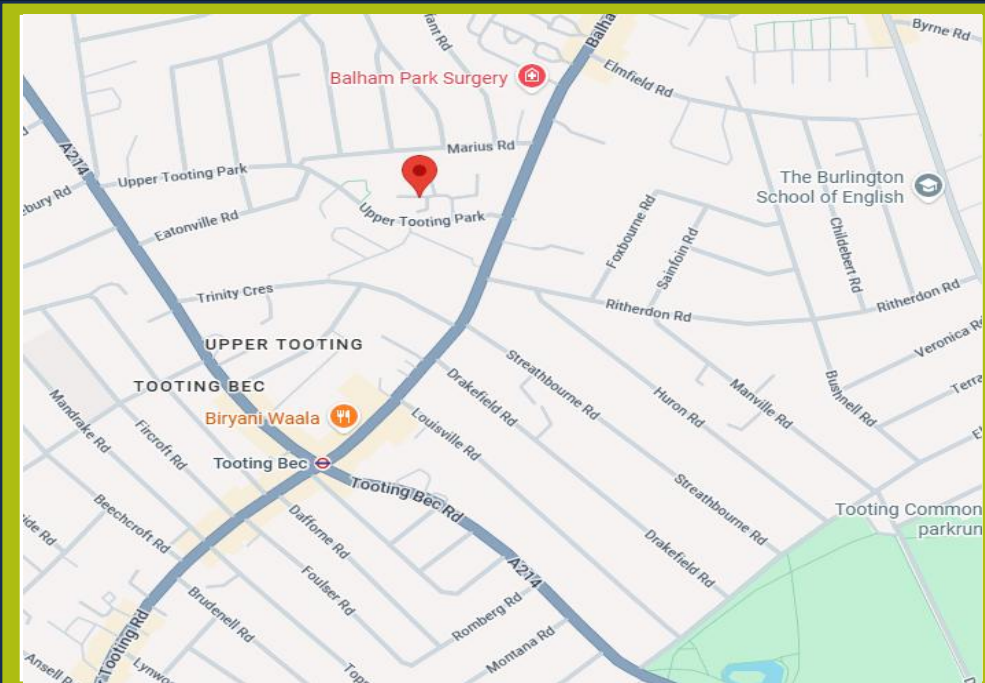
Has the property been flooded in the past five years: **NO**

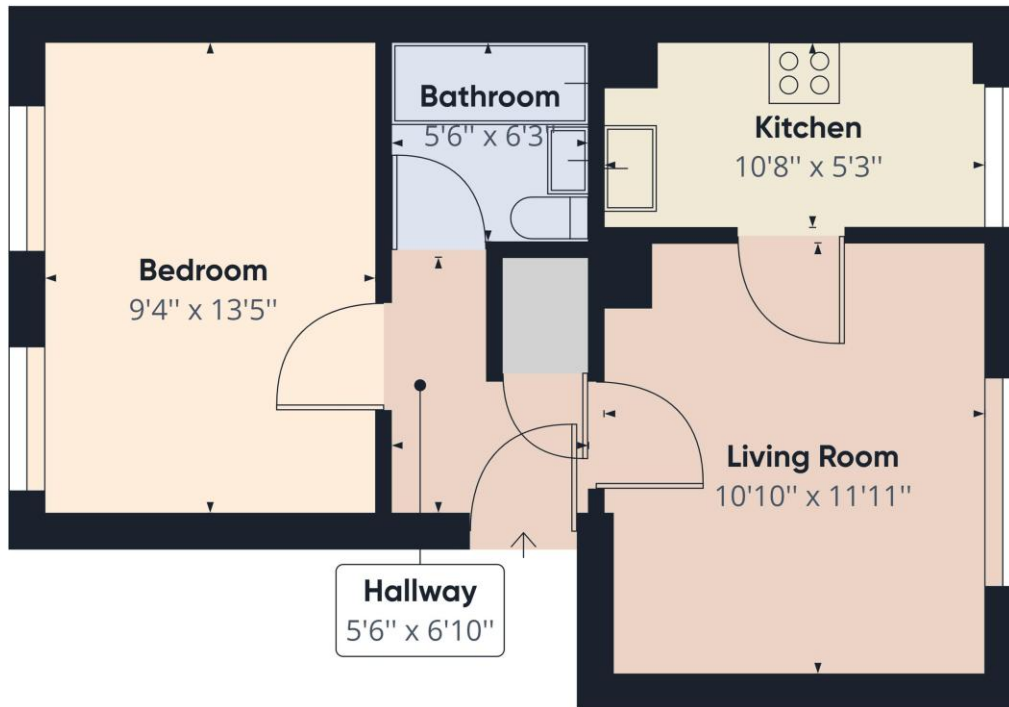
Level of Risk: **None**



**Proposed Development
in Immediate Locality?**

None





Ashdown Way,
Balham SW17 7TH

Approximate total area⁽¹⁾
395.10 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	77
55-68 D		
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



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