

TO LET



Ramsden Road, Balham, SW12

£1,900.00 PCM

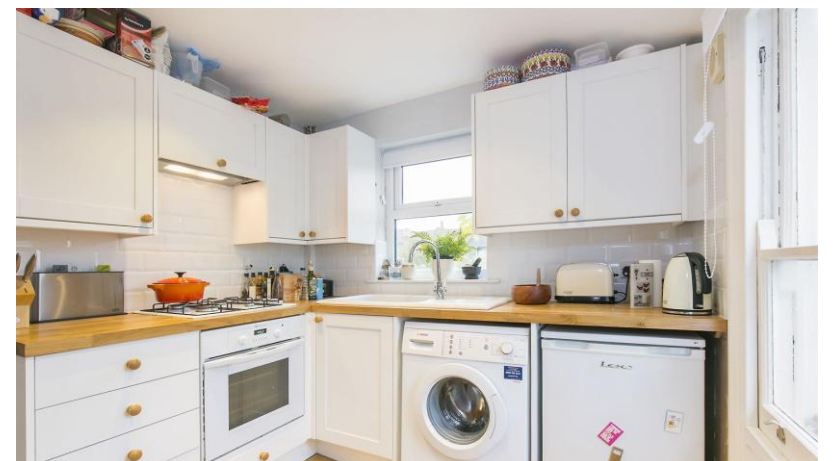
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Property Description

This exquisite one-bedroom apartment is situated on the desirable Ramsden Road in Balham, SW12. It features a spacious reception room with two large windows, allowing abundant natural light to fill the space. The flat comprises a generous double bedroom, a separate kitchen, and a three-piece bathroom with a shower over the bath.

Ramsden Road holds a central position within the vibrant Balham community and enjoys close proximity to Clapham South and Balham tube stations (Northern Line), as well as the rail stations. The location provides easy access to an array of superb amenities, including popular shops. Additionally, a Waitrose superstore is conveniently located within walking distance.



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

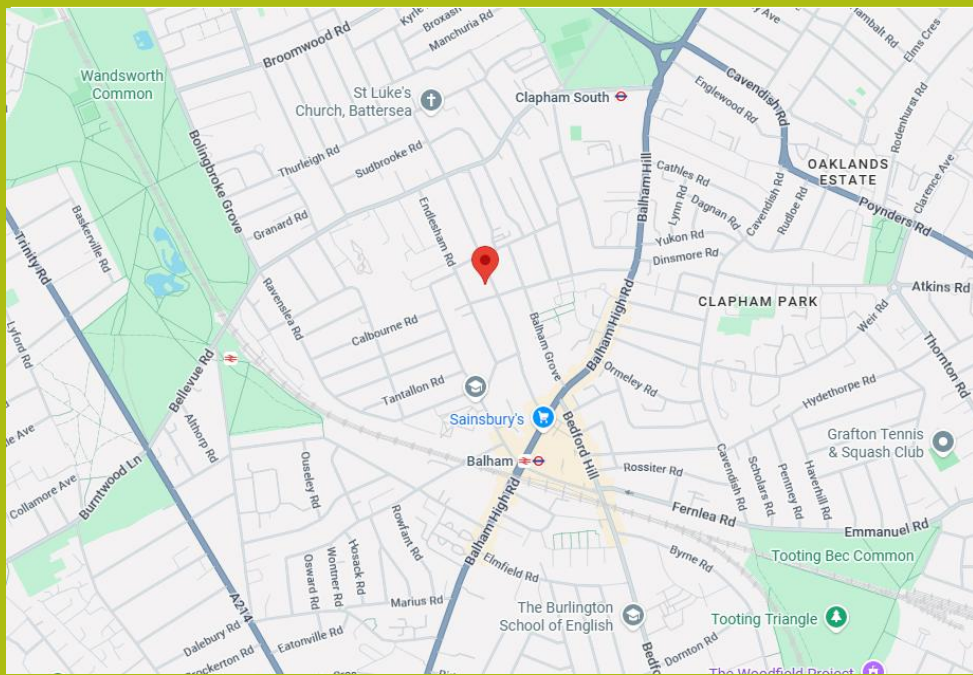
Date Available – 11/02/2026

Holding deposit amount – £438

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



Mobile Signal
Good Coverage

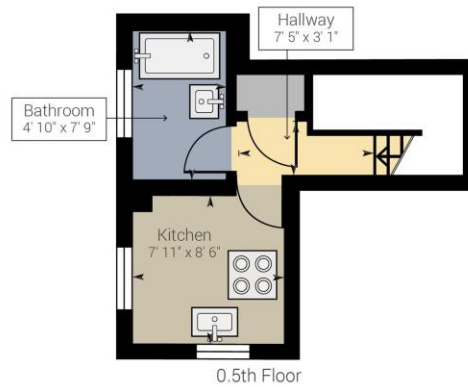
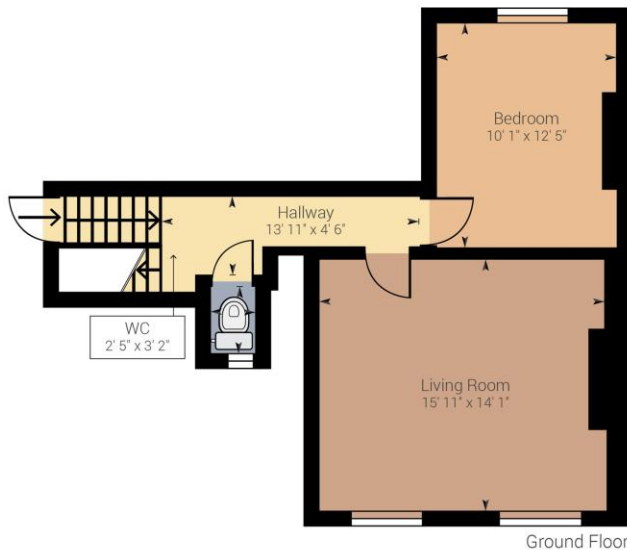


Flood Risk

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



Proposed Development in Immediate Locality?
None



Approximate net internal area: 587.44 ft² / 54.57 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		

Balham

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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

