

TO LET



Byrne Road, Balham, SW12

£1,800.00 PCM

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**samuel estates**  
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## Property Description

Presented beautifully and offering ample space, this one-bedroom flat is situated on the lower ground floor of a well-maintained building along the serene and sought-after Byrne Road, Balham, SW12. The property features a generously sized living room that accommodates both living and dining with direct access to a private patio. Additionally, the flat includes a spacious double bedroom, a contemporary kitchen, and a modern three-piece shower room.

Conveniently positioned just off Bedford Hill, the property is in close proximity to Balham's Underground (Northern line) & Overground station (Southern) along with numerous bus connections offering seamless travel options across London and to the City. Within a short stroll, you'll find Sainsbury's and Waitrose, as well as an array of other excellent shops. This location boasts an abundance of popular restaurants, bars, and pubs within walking distance, making it an ideal choice for individuals seeking superb transportation links and a vibrant nightlife.

## 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

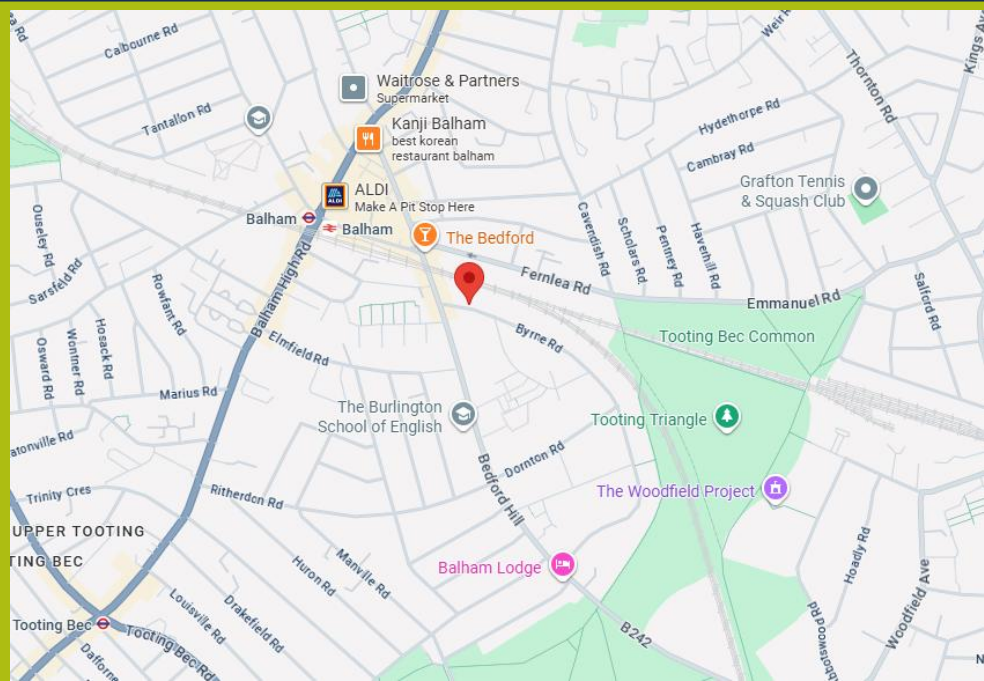
**Date Available – 22/11/2025**

**Holding deposit amount – £415**

**Security Deposit amount (Five weeks rent) – £2,076.00**

**Council Tax Band – C**

**Local Authority – Wandsworth Council**



**Property Type**  
Flat (Conversion)



**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



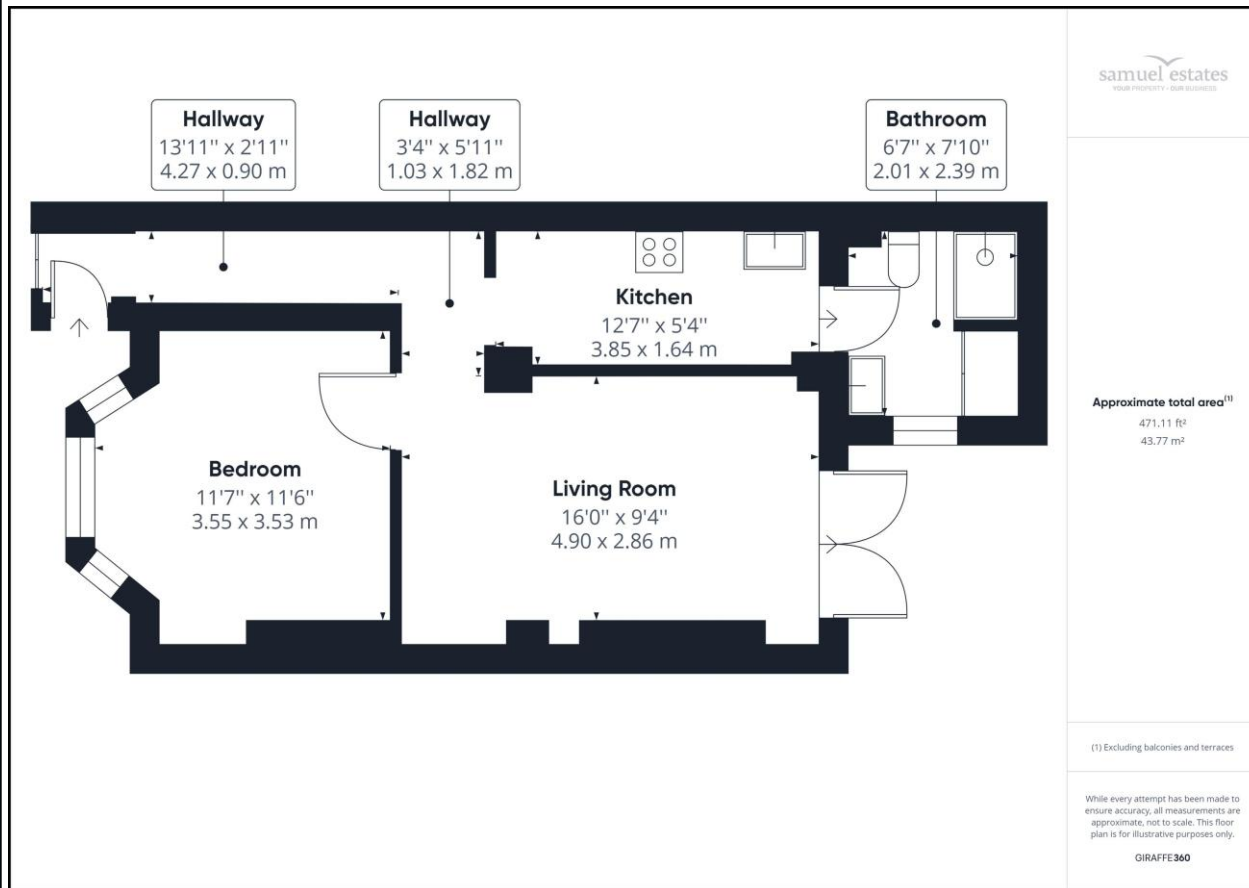
**Flood Risk**

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



**Proposed Development  
in Immediate Locality?**  
None





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
	70	77

**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

