

TO LET



**Caistor House, Caistor Road, SW12**

**£2,000.00 PCM**

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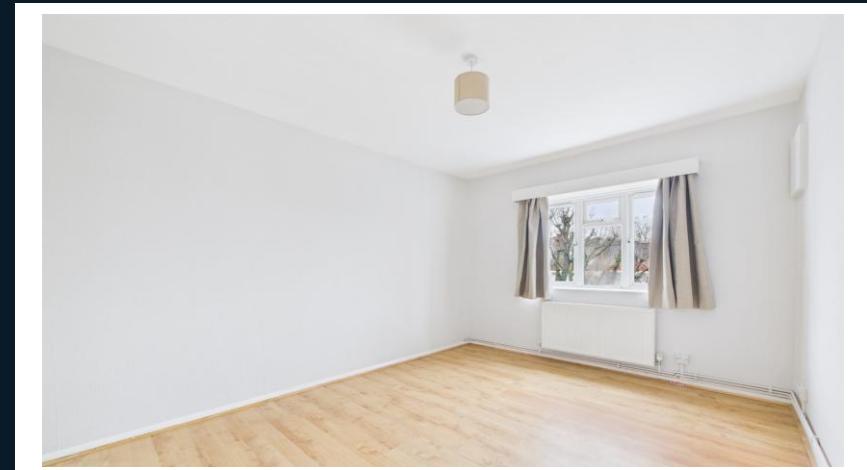
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**samuel estates**  
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## Property Description

This spacious and well-positioned flat located a short stroll from Balham Town Centre. It offers two generously sized double bedrooms, a separate kitchen, a bright and spacious living room, a three piece bathroom with a shower over bath and a private balcony.

Ideally located, the property is only minutes from the vibrant bars, restaurants, and shops of Balham Town Centre. Excellent transport links are within easy reach, with Balham Overground & Underground Station providing direct connections to Clapham Junction and Victoria, as well as the Northern Line to London Bridge. Clapham South Underground Station is also nearby.



## 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

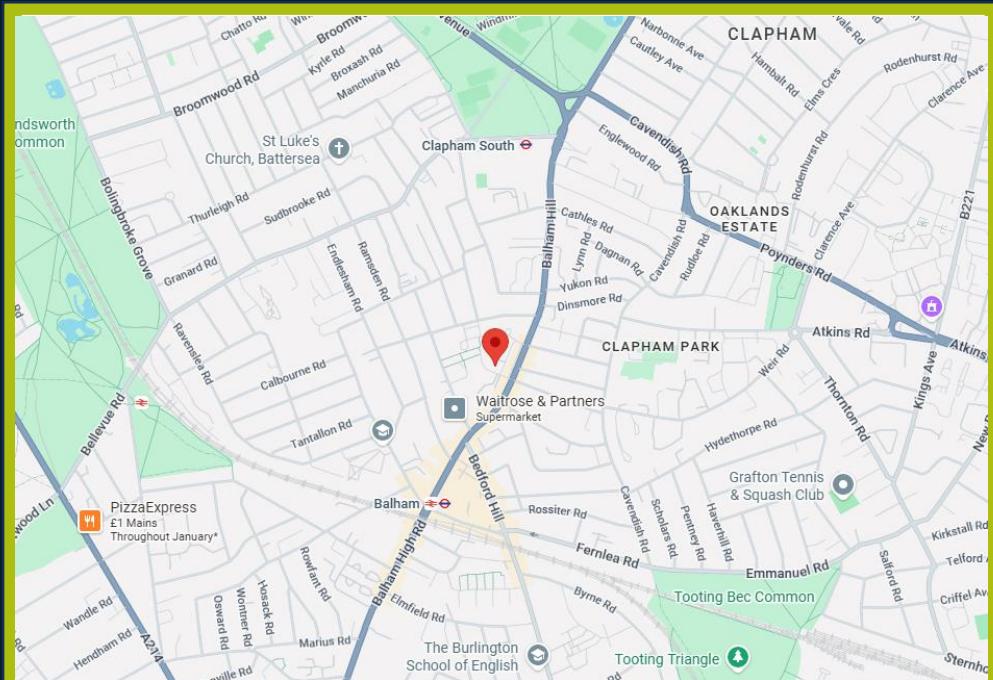
**Date Available** – 17/01/2026

**Holding deposit amount** – £461

**Security Deposit amount (Five weeks rent)** – £2,307.00

**Council Tax Band** – C

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



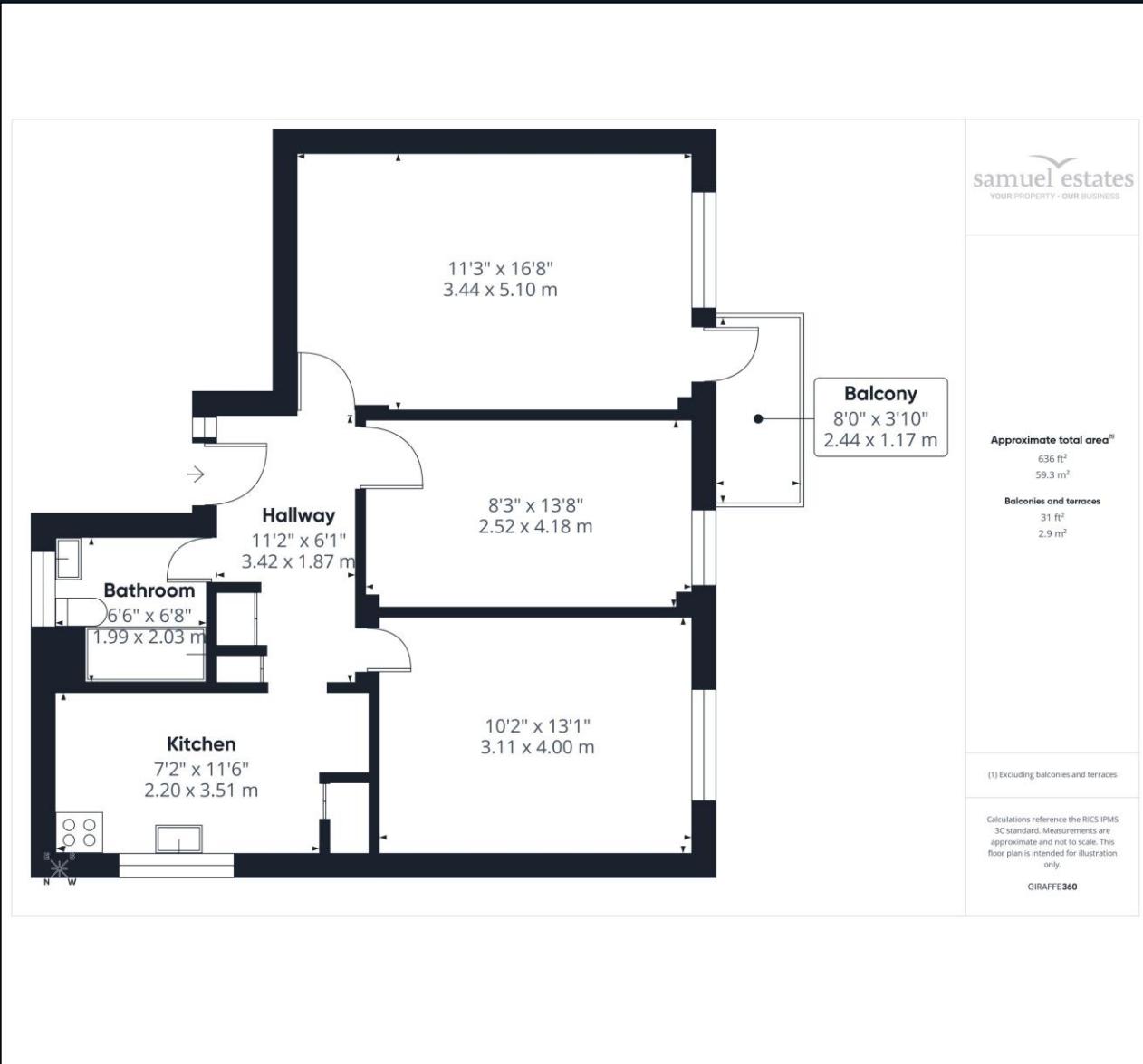
**Mobile Signal**  
Good Coverage



**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	A	
81-91	B	
69-80	C	78
55-68	D	
39-54	E	58
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