

**TO LET**



**Fieldhouse Road, Balham, SW12**

**£2,500.00 PCM**

 **2**

 **1**

  
**samuel estates**  
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## Property Description

This spacious two double bedroom ground floor, garden flat is situated on the highly sought after Fieldhouse Road within Hyde Farm, Balham, SW12. The property boasts original features throughout, a private garden and lots of natural light and space . It further benefits from a large eat in kitchen, a three piece bathroom, two double bedrooms and being a short walk to Balham Under(Northern Line) and overground station.

The property is ideal for anyone looking for some outside space, with access to its own private garden. The property is located in a very quiet residential area just a stroll away from the Common.



## 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

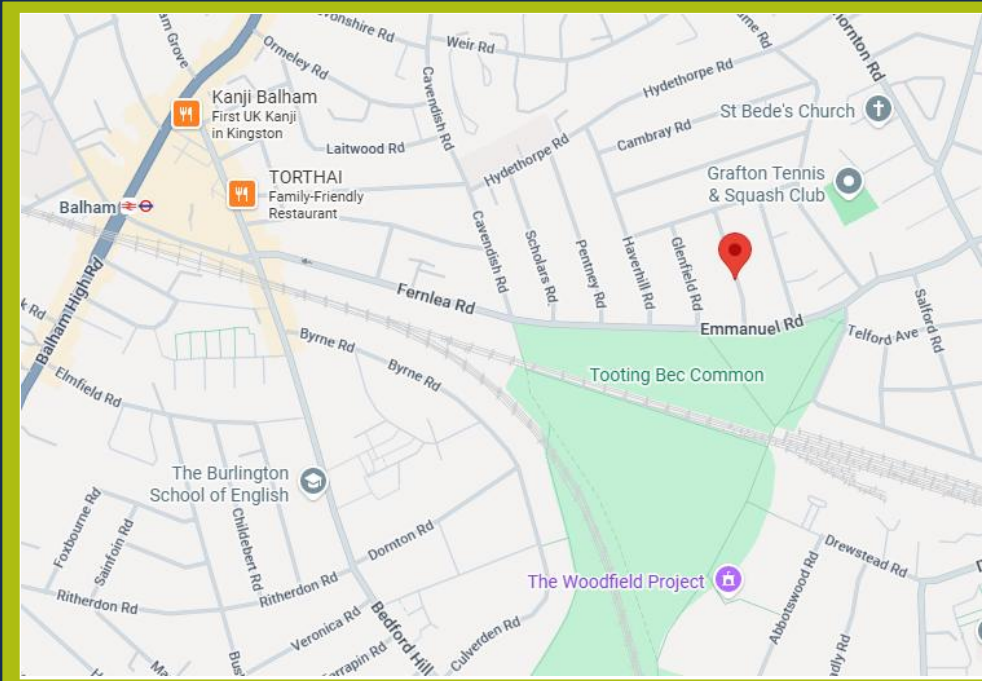
Date Available – 22/08/2026

Holding deposit amount – £576.80

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

Council Tax Band – D

Local Authority – Lambeth Council



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas



**Broadband**  
cable



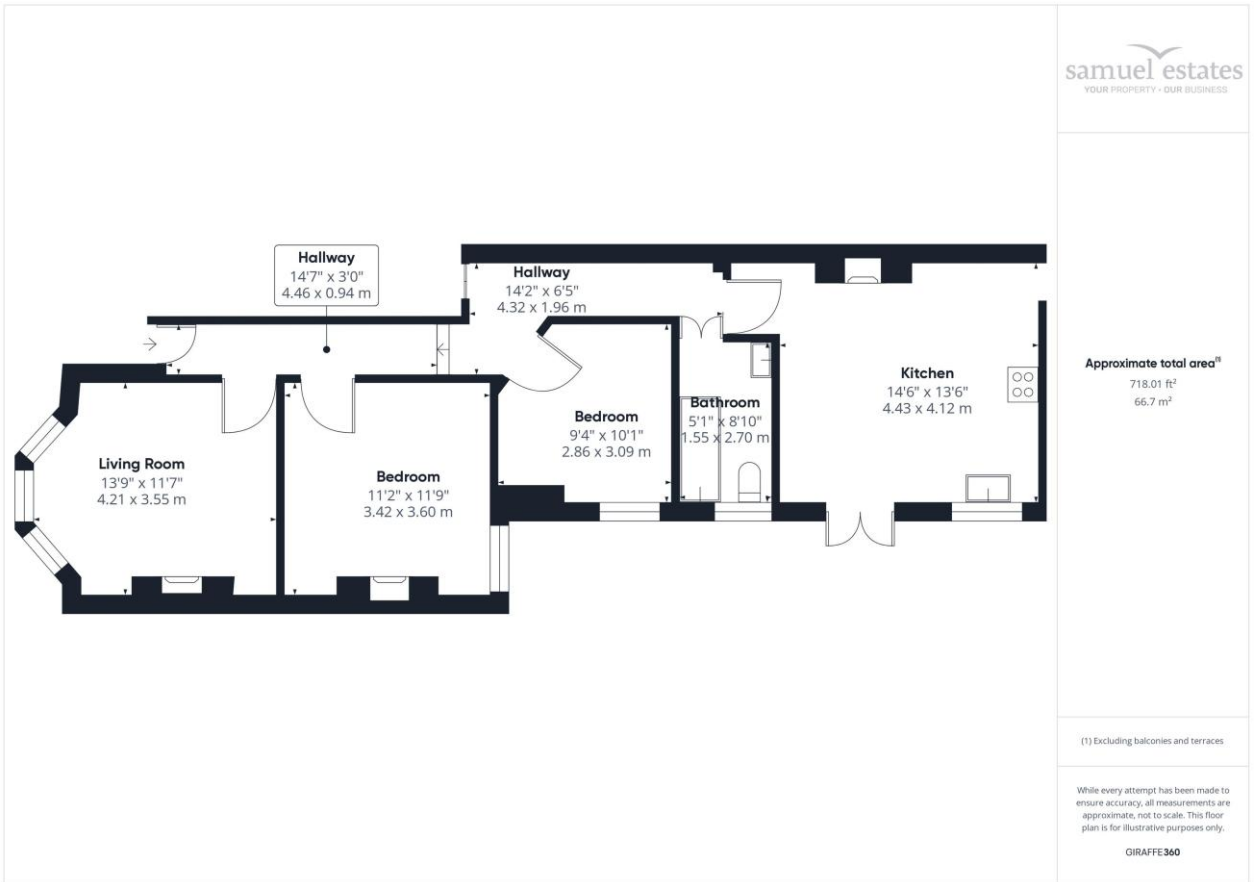
**Mobile Signal**  
Good coverage



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



**Proposed Development in Immediate Locality?**  
None



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**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>		78
55-68 <b>D</b>	68	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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