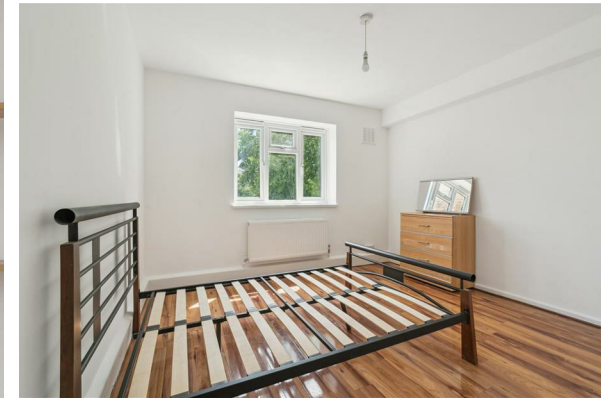




Marmion House, Caistor Road Balham, London, SW12 8PT
£1,850 Per month

TO LET

Gray's
RESIDENTIAL

- Bright and spacious one-bedroom flat
- Modern fitted kitchen
- Bathroom suite with overhead shower
- Wooden flooring throughout
- Located on the second floor of a purpose-built building
- Generous sitting room/diner
- Good decorative order throughout
- Excellent transport links (Clapham South & Balham stations nearby)

THE PROPERTY

Gray's Residential is pleased to present this bright and spacious one-bedroom flat, ideally located in the heart of Balham.

Set on the second floor of a well-maintained purpose-built building, this property is perfect for a professional couple or single occupant.

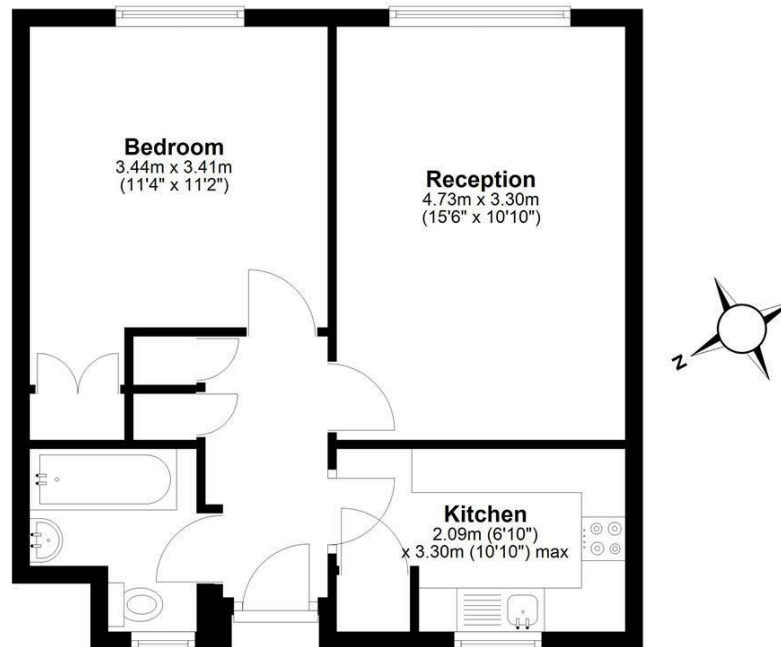
Finished in good decorative order with wooden flooring throughout, the flat offers a comfortable and stylish living space, and comprises a large double bedroom, a generous sitting room/diner, a modern fitted kitchen, and a contemporary bathroom suite.

Additional features include a secure intercom entry system, double glazed windows, and superb transport links, with both Clapham South and Balham stations just a short walk away.

Marmion House is situated on Caistor Road, moments from Balham High Road, placing a wide variety of shops, cafes, bars, and restaurants right on your doorstep.

The property is available 23rd October 2026 and offered part furnished.

Second Floor



Total area: approx. 45.9 sq. metres (494.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.