

FOR SALE



Elmfield Road, Balham, SW17

Guide Price £350,000 Leasehold

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Property Description

Welcome to this bright and spacious ground-floor purpose-built apartment on the ever-popular Elmfield Road, ideally situated in the heart of vibrant Balham.

Offering approximately 45.1 sqm (484 sqft) of well-planned accommodation, this attractive home features a generous reception room, a spacious double bedroom, a large fitted kitchen with ample dining space, a modern bathroom, and exceptional built-in storage throughout. A particular highlight is the separate utility/storage room, complemented by 4 additional storage cupboards, providing an abundance of practical storage rarely found in a one-bedroom apartment.

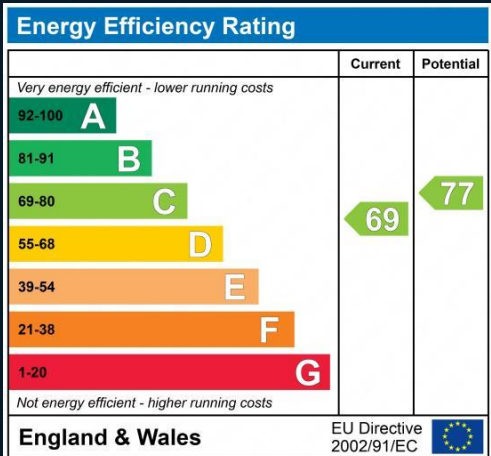
The property enjoys an EPC Rating of C, gas central heating, and permit parking, making it both comfortable and energy-efficient for everyday living.

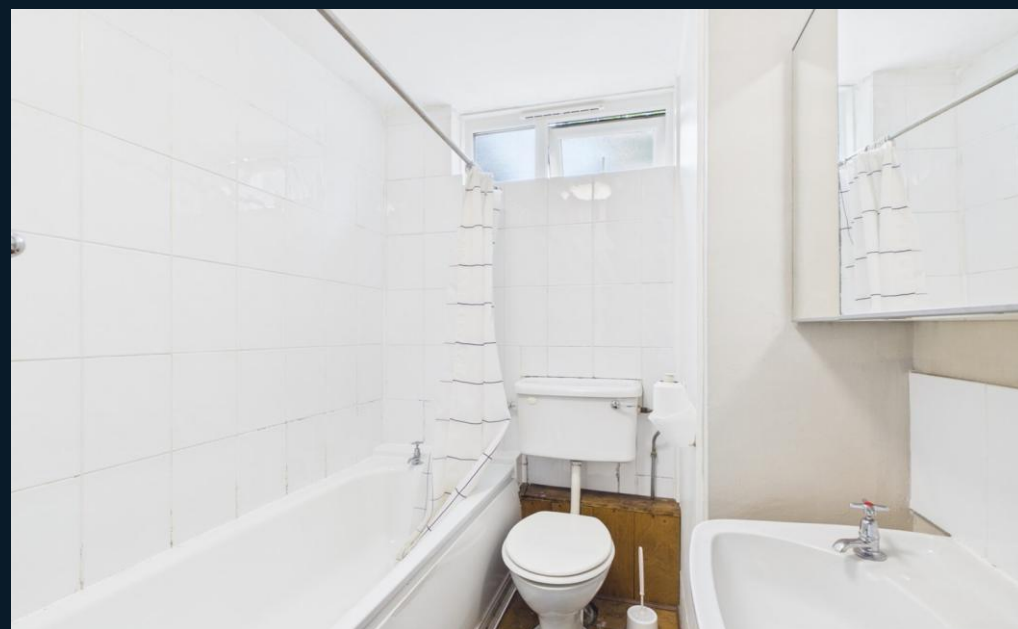
Ideally located just a short walk from Balham Underground Station (Northern Line) and National Rail Station, the property offers superb transport links into Central London. Residents can also enjoy the wide selection of cafés, restaurants, independent shops and supermarkets along Balham High Road, together with nearby green spaces including Tooting Common.

Offered with no onward chain, this property is ready for immediate occupation and represents an excellent opportunity for first-time buyers, professionals, downsizers, or investors seeking a well-connected home in one of South West London's most desirable neighbourhoods.

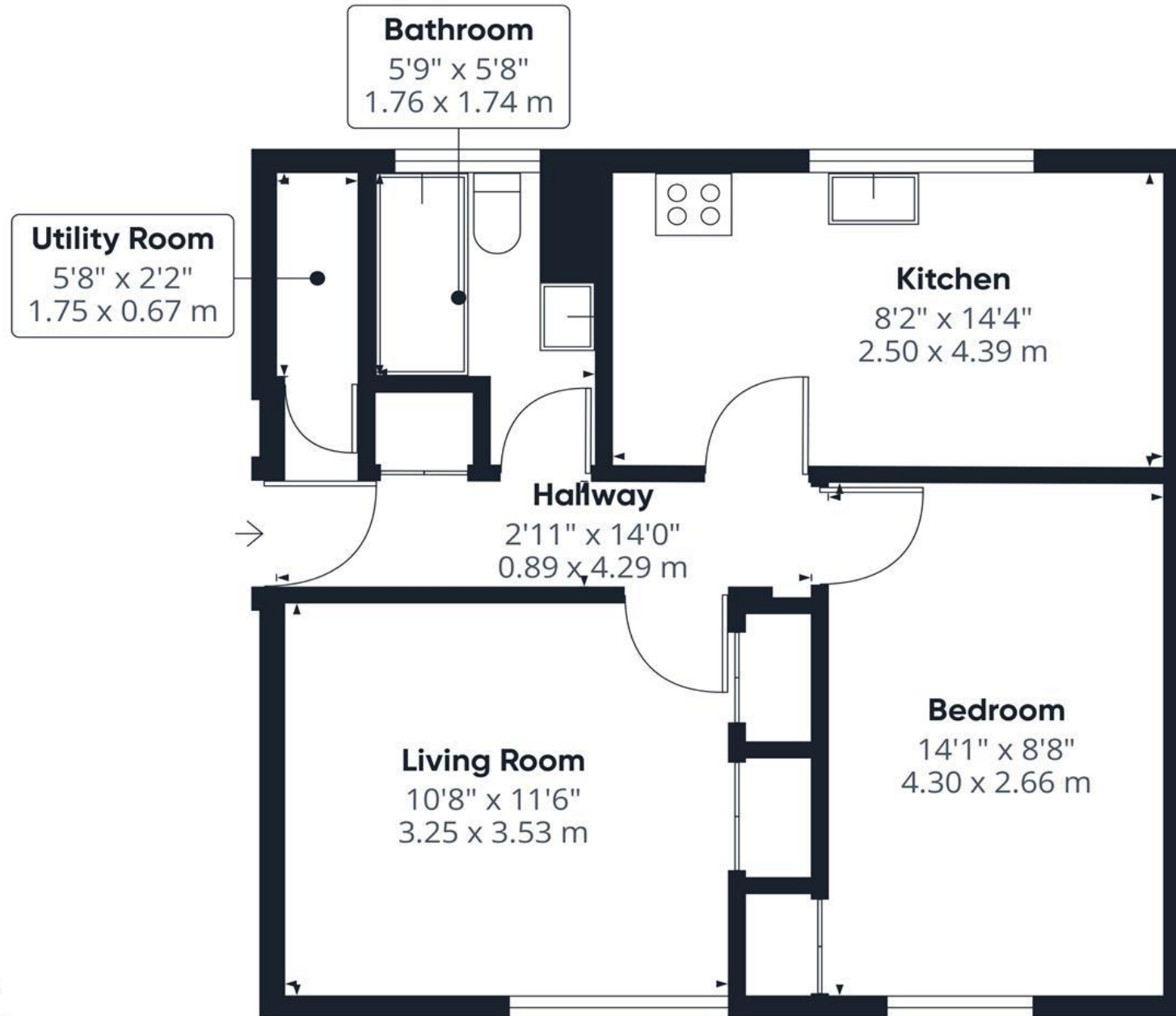
Disclaimer

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Approximate total area^m
484 ft²
45.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 100 years remaining

Service Charge – £1,701.04

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

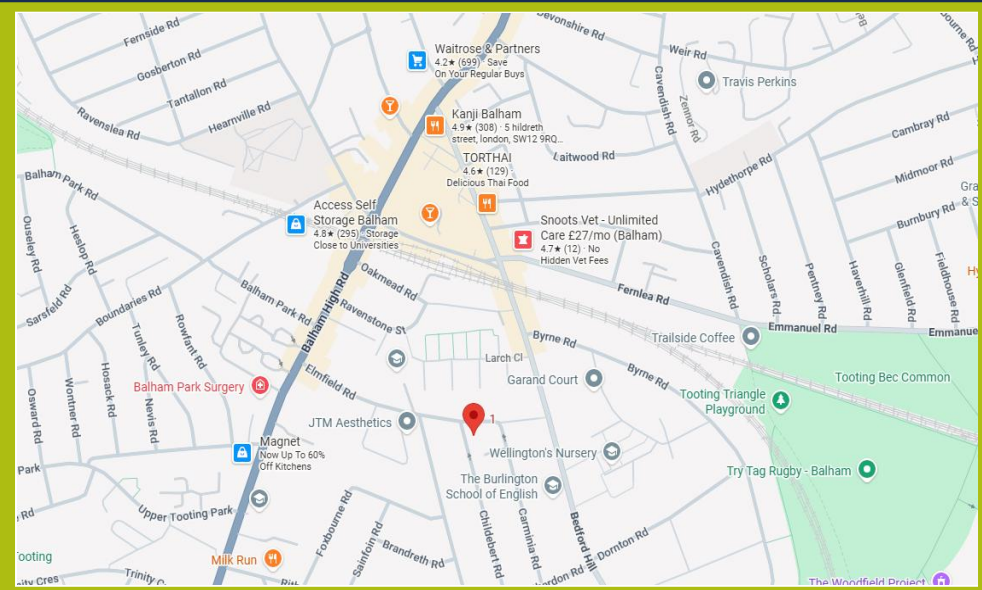


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



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
☎ 0208 679 9889



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