

FOR SALE



Oldridge Road, Balham, SW12

GUIDE PRICE £500,000 Leasehold



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Property Description

A breath-taking top floor apartment, thoughtfully designed and boasting a triple-aspect layout, featuring two private terraces facing the sunny South West, ensuring abundant sunlight throughout the day. This exquisite residence is now available, boasting an open plan reception seamlessly integrated with a fully equipped kitchen, complete with high-end SMEG appliances. The spacious double bedroom includes a fitted wardrobe and provides access to one of the two private terraces.

The well-appointed bathroom features a shower over the bath, and the entire space is enhanced by full-height glazing, gas central heating, a convenient lift, entry system, and a beautifully landscaped residents' garden at ground level.

Situated in an excellent location, this property offers easy access to the diverse array of cafes, bars, and restaurants in both Balham and Clapham South, as well as the expansive greenery of Clapham Common. It is a short stroll away from Clapham South Tube (Zone 2) and Balham Tube & National Rail (Zone 3).

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.



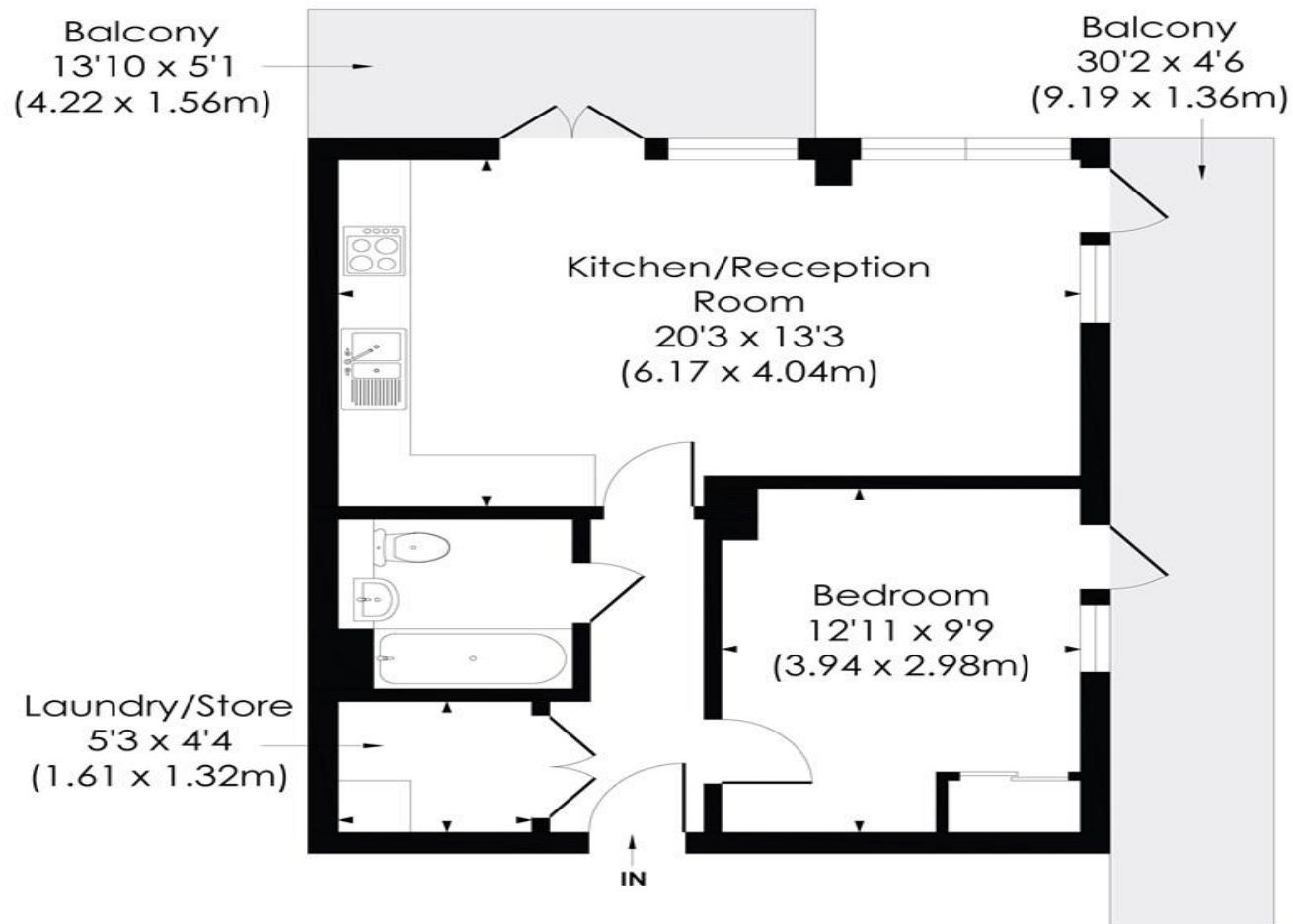
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





AURA HOUSE, OLDRIDGE ROAD, SW12

Approx. Gross Internal Floor Area
519 Sq. ft/48.17 Sq. m



Material Information

Tenure – Leasehold

Length Of Lease – 115 years remaining

Service Charge – £3,943.92

Ground Rent – £250

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Apartment (Top Floor Flat)



Construction Type
Brick



Parking
No Parking



External Wall Survey
NO



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Community Scheme



Broadband
Standard/ Superfast/
Ultrafast



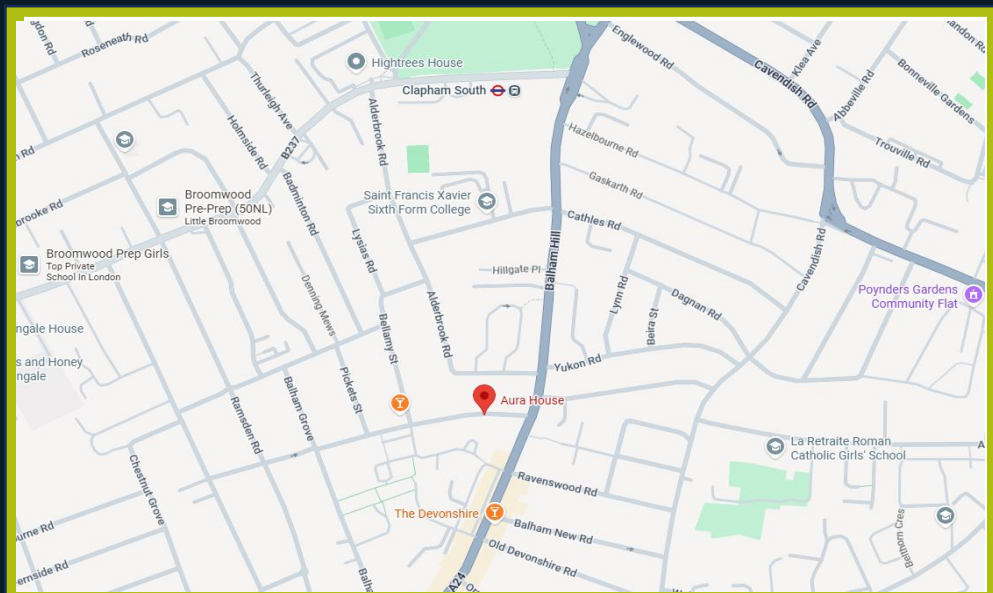
Mobile Signal
Good Coverage



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



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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