

FOR SALE



samuel estates
Lettings & Sales

Balham High Road, Balham SW12

GUIDE £400,000 Leasehold



1



1

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Property Description

Samuel Estates is pleased to offer to the market this, stunning, top floor duplex flat located in the heart of Balham. Spread over two floors, the first floor boasts a spacious double bedroom with ample storage space, a generously sized living area that receives plenty of natural light, and a family bathroom. The beautiful spiral staircase, which is a work of art in itself, leads up to the top floor where you'll find a bright and airy kitchen with space for a dining table. The mezzanine style floor creates a striking view of the ground floor.

Located in a prime location, this property is within walking distance of Clapham South (Northern Line) and Balham (Northern Line & National Rail Services) stations, providing excellent transport links.

The vibrant Balham Town Centre, which offers an impressive range of top-notch eateries and bars, is also within easy reach. With Clapham Common just a short walk away, you can experience its natural beauty. As a bonus, this property is situated in the Wandsworth Council Tax area. Don't miss out on the chance to call this beautiful flat your new home!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	70
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

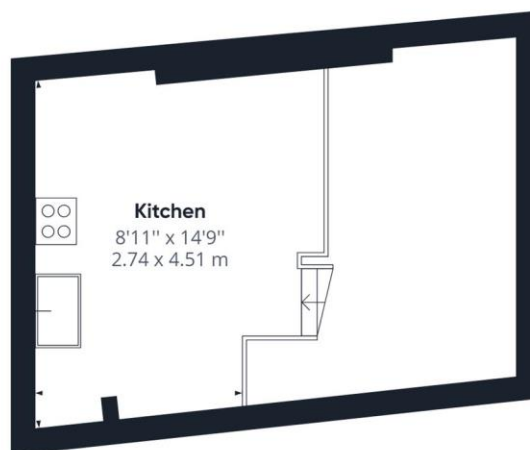




Balham High Road,
Balham SW12



Floor 1



Floor 2

Approximate total area⁽¹⁾

520.41 ft²

48.35 m²

Reduced headroom

7.60 ft²

0.71 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Material Information

Tenure – Leasehold

Length Of Lease – 88 years remaining

Service Charge – £1840

Ground Rent – £125

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

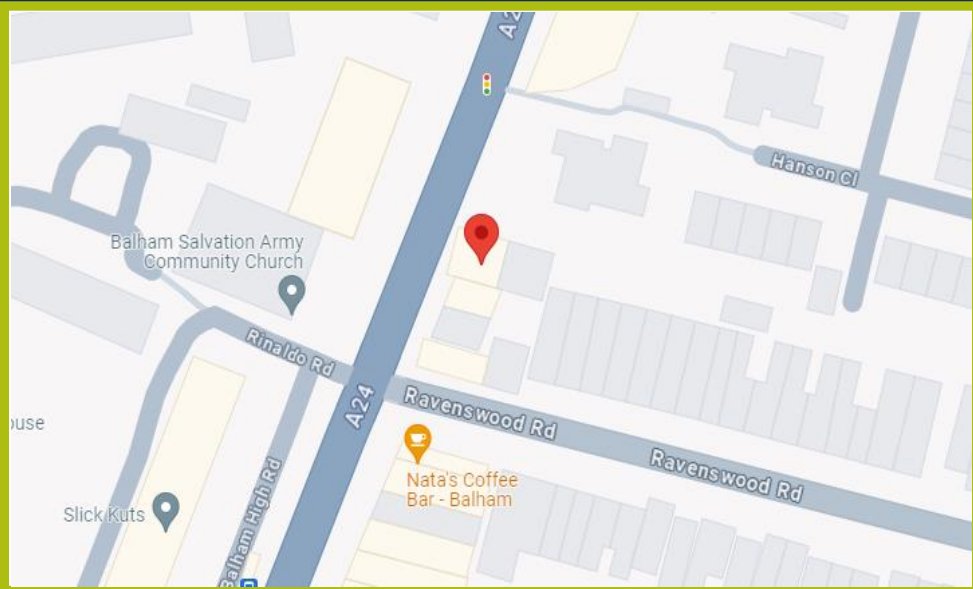


Flood Risk

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



**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

