



BYRNE ROAD LONDON SW12
£3,000 PER MONTH AVAILABLE 20/08/2026

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Byrne Road London SW12

£3,000 Per Month
Unfurnished

-  2 Bedrooms
-  1 Bathroom
-  1 Reception

Features

- Two Double Bedrooms, - Open-Plan Kitchen, - Private Side and Rear Garden, - Unfurnished, - Large Basement, - Available Late August, - Wandsworth Borough, - Dishwasher

Council Tax

Council Tax Band D

Hamptons
11-13 Bedford Hill
London, SW12 9ET
020 8618 2014
Balhamlettings@hamptons.co.uk
www.hamptons.co.uk

The Property

A stunning two double bedroom ground floor garden maisonette, ideally located in the heart of Balham on the ever-popular Byrne Road. This beautifully presented property comprises two genuine double bedrooms, a modern fully tiled three-piece shower room, and a contemporary open-plan kitchen/reception room, perfect for both relaxing and entertaining. Further benefits include a private side and rear garden, offering excellent outdoor space ideal for summer evenings and al fresco dining. The real standout feature of this home is the substantial liveable basement space, providing fantastic versatility and ideal for use as a home gym, cinema room, office, or creative studio. Offered on an unfurnished basis, this exceptional property would perfectly suit a professional couple or two professional sharers seeking stylish living in a prime Balham location. Available to move in from 20th August.



BYRNE ROAD

Approximate Gross Internal Area (excluding reduced headroom)

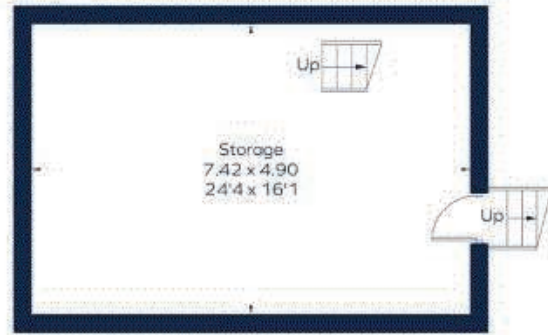
Basement = 391 sq. ft. (36.3 sq. m.)

Ground floor = 695 sq. ft. (64.6 sq. m.)

Store = 19 sq. ft. (1.8 sq. m.)

Reduced headroom = 10 sq. ft. (0.9 sq. m.)

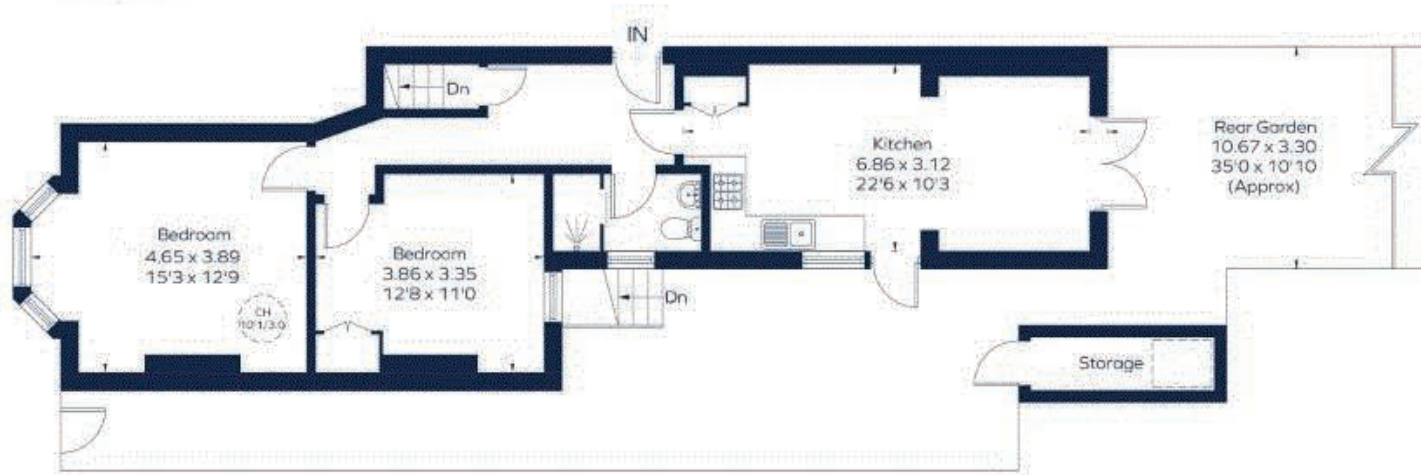
Total = 1115 sq. ft. (103.6 sq. m.)



Basement

= Reduced head height below 1.5m

= Ceiling Height



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1296206

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
90-100	B		
80-100	C		
65-80	D	69	77
55-65	E		
45-55	F		
35-45	G		
1-35			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

