



A fantastic four bedroom flat with a private balcony.

**Oaklands Estate, Clapham, London, SW4**

£2,800 pcm plus fees apply, Furnished or Unfurnished  
Available from 09.09.2020



- Video available on request • Large reception room
- Four large double bedrooms with built-in storage • Bathroom and separate WC • Balcony • Recently refurbished throughout
- Parking and secure bike storage available
- Close to Clapham Common and Abbeville Village

#### Local Information

Blackwell House is located in the heart of Clapham and is a short walk from Clapham Common. There is an excellent selection of shops, bars and restaurants nearby in Abbeville village. For transport links, Clapham South underground station provides Northern Line services into the City and the West End. The area is also well connected by a large number of bus routes, as well as overground train services from nearby Balham station. There is a superb selection of schools locally in both the state and private sector.

#### About this property

This fantastic four double bedroom flat is set on the first floor of Blackwell House, a sought-after block which is surrounded by open green space. Access to the building is via a communal entrance with secure fob/intercom system. There is parking and secure bike storage available.

The flat is extremely spacious and has recently been refurbished to a high standard throughout. It benefits from large, airy rooms with plenty of natural light and wooden floors, providing a wonderful living space. The flat comprises a large hallway, four double bedrooms, a bathroom with separate WC, a reception room and a kitchen. The hallway and bedrooms all benefit from plenty of built-in storage. The reception room is exceptionally bright and benefits from period features such as cornicing, picture rails and an ornate fireplace, as well as direct access to a private balcony. The kitchen is adjacent to this and boasts fitted units with integrated appliances.

#### Furnishing

Furnished or Unfurnished

#### Local Authority

Lambeth  
Council Tax Band = B

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Lettings Office.  
Telephone: +44 (0) 20 8772 6989.







**Oaklands Estate, Clapham, London, SW4**  
**Gross Internal Area** 945 sq ft, 87.8 m<sup>2</sup>

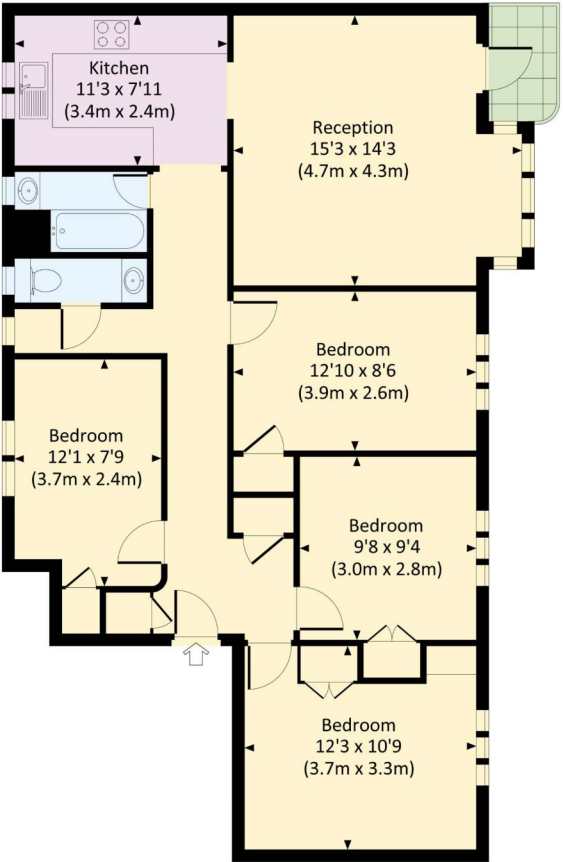


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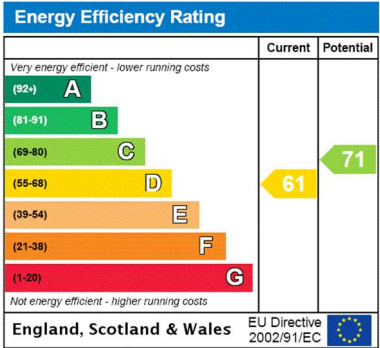
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**BLACK WELL HOUSE, OAKLANDS ESTATE, SW4**  
Approx. gross internal area  
945 Sq Ft. / 87.8 Sq M.



FIRST FLOOR  
Drawn for illustration and identification purposes only 35507



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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200909KTMS

