



A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT OVER LOOKING CLAPHAM COMMON

CLAPHAM COMMON NORTH SIDE

LONDON, SW4

Unfurnished , £392.31 pw (£1,700 pcm) + fees and other charges apply.*

Available from 28/06/2019



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• Bedroom • Bathroom • Open plan kitchen and reception • Balcony • Unfurnished • EPC Rating = D • Council Tax = E

Situation

Clapham Common North Side runs adjacent to the open expanses of Clapham Common.

The area is much sought after due to its close proximity to excellent local shops, bars and restaurants, transport and a good selection of both state and private schools. Clapham Common is the nearest underground transport with northern line services into the City and West End.

Description

A beautifully presented one bedroom flat overlooking Clapham Common.

The property comprises an open plan kitchen / reception room and balcony with views over Clapham Common, master bedroom and bathroom.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

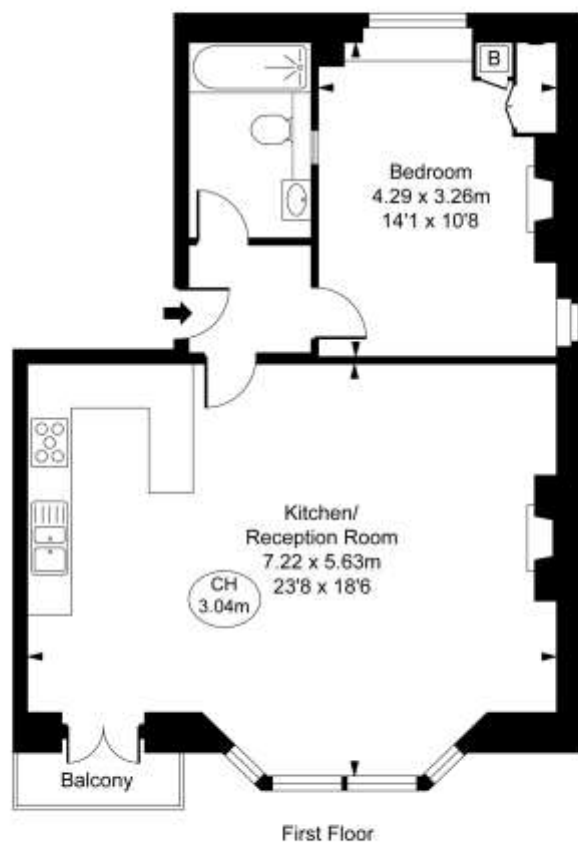
Strictly by appointment with Savills.



Clapham Common North Side, SW4

Approximate Gross Internal Area
59.20 sq m / 637 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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FLOORPLANS

Gross internal area: 637 sq ft, 59.20 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190614ELIW

Northcote Road Lettings

Sally Panton

sally.panton@savills.com

+44 (0) 20 3618 3783

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