



## A LOVELY FOUR BEDROOM FAMILY HOME LOCATED ON CULMSTOCK ROAD

CULMSTOCK ROAD  
LONDON, SW11 6LY

**Unfurnished, £850 pw (£3,683.33 pcm)** + fees and other charges apply.\*

**Available from 14/09/2019**



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LONDON, SW11

£850 pw (£3,683.33 pcm Unfurnished)

• Four bedrooms • Two bathrooms • Kitchen and dining area • Reception room • Garden • Separate WC • EPC Rating = D • Council Tax = G

## Situation

Clapham is centred around the vast, popular common and is known for the village-like atmosphere of its historic Old Town. Clapham South Side is home to both an array of bars and restaurants as well as quiet residential streets near Abbeville Village. The Northern Line provides transport links from Clapham Common and Clapham South into the city. The area known as 'Between the Commons' is an affluent area popular with families and young professionals. Northcote road runs through the centre of the area and provides a bustling hub of cafes and boutiques. The road also features the Northcote Road market that sells something for everyone. Clapham Junction station which is one of Europe's largest stations provides links both in and out of the city.

Clapham is also well known for its calibre of private and state schools as well as a host of nurseries providing education opportunities for any age

## Description

This lovely family home is ideally located between the commons.

The ground floor comprises of a bright reception room that boasts large bay windows and an original fireplace. Leading onto the back of the property there is a second reception room and a modern kitchen/ dining area. The kitchen and dining area are complete with skylight windows and doors that open directly into the garden. The ground floor also offers a separate WC and leads down into the utility room.





The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## FLOORPLANS

Gross internal area: 1855 sq ft, 172.33 m<sup>2</sup>

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 20190814ELIW

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## Northcote Road Lettings

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