

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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• 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.

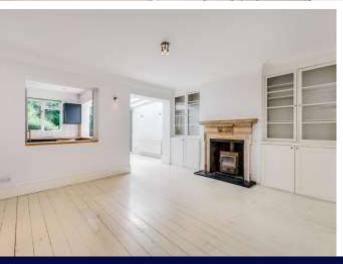
Clapham is also well known for its calibre of private and state schools as well as a host of nurseries providing education opportunities for any age

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.











FLOORPLANS

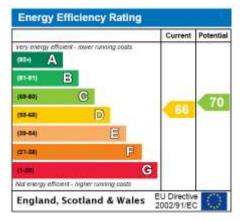
Gross internal area: 1855 sq ft, 172.33 m²

Energy Performance

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

Viewing

Strictly by appointment with Savills.









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. For more detailed information read our Applicant Guide, hard copy available on request. 20190814ELIW

Northcote Road Lettings Sally Panton sally.panton@savills.com +44 (0) 20 342 82227 Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.



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