



TWO BEDROOM APARTMENT SET OVER TWO FLOORS WITH SOLE ACCESS TO A PRIVATE TERRACE AND GARDEN

CLAPHAM MANOR STREET
CLAPHAM COMMON, LONDON, SW4

Unfurnished, £525 pw (£2,275.00 pcm) + fees and other charges apply.*

Available from 28/08/2019



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• Two bedrooms • Bathroom • Kitchen • Reception • Duplex apartment • Private garden • EPC Rating = D • Council Tax = D

Situation

Clapham Manor street sits off Clapham High Street and moments away from the bustling shops, bars and pubs as well as many restaurants and nightlife.

Set away from the busy road, the flat itself is part of a period conversion and nestled between similar Victorian houses and maisonettes. Clapham Common itself and the open green spaces are less than half a mile away and offer year round outdoor entertainment and community events.

A wealth of transport links include Clapham Common tube station, on the Northern Line with a direct Zone 2 link into the City and just 0.4 miles away. Clapham High Street overground station is just 0.3 miles away with services to both East London and the West End.

Description

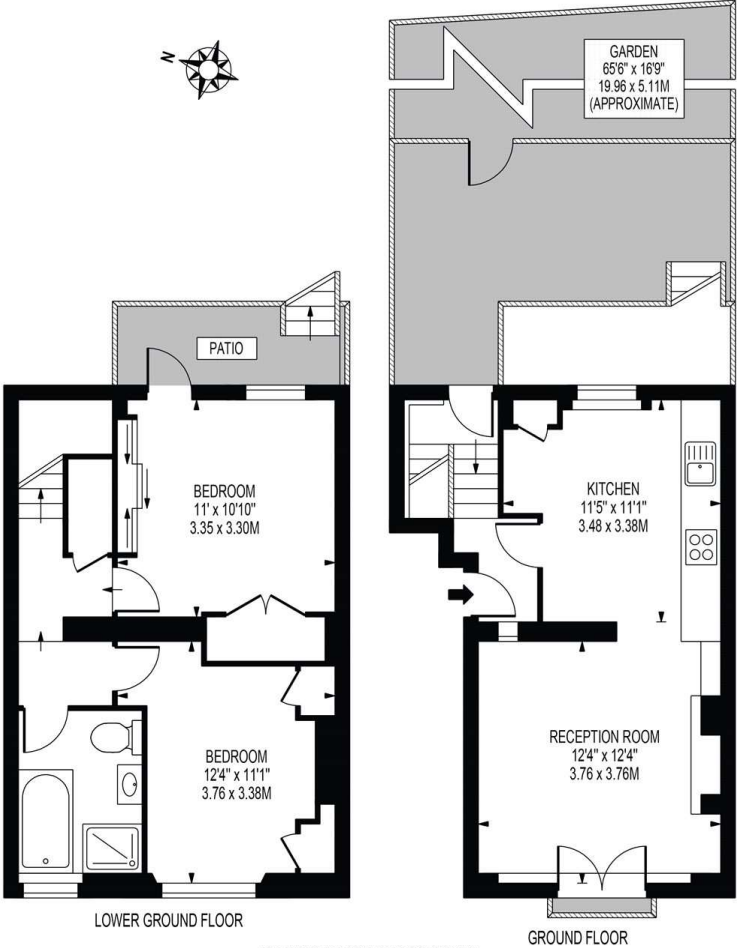
The entrance opens to the ground floor of the house and through to a beautifully refurbished kitchen. The space features integrated appliances, a generous free standing double fridge, and room for eat in dining. The room opens to the separate living room and the entire floor benefits from dual aspect and through flow of light from both the reception space and the doors to the private rear garden. The garden has both a terraced area, ideal for al fresco dining, and a well maintained lawn beyond.

Further living quarters are accessed from stairs in the hall to the lower ground floor. Here, two double bedrooms are equipped with built in storage and light wells, and a family bathroom benefits from a clean and bright, modern suite.



CLAPHAM MANOR STREET, SW4

APPROXIMATE GROSS INTERNAL FLOOR AREA: 714 SQ FT - 66.33 SQ M



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FLOORPLANS


Gross internal area: 714 sq ft, 66.3 m²

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		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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. 20190703ELIW

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Northcote Road Lettings

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