



A beautifully presented 2 bedroom flat with a wonderful roof terrace overlooking gardens

**Lavender Gardens, London, SW11**

£2,450 pcm plus fees apply, Furnished





Roof Terrace • over 900 sf ft • lateral • period Victorian building • Modern interior

#### Local Information

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.

#### About this property

A beautifully presented 2 bedroom flat with a wonderful roof terrace overlooking gardens. The property comprises spacious reception room with, eat in kitchen, 2 double bedrooms, terrace and a bathroom and separate shower/WC.

#### Furnishing

Furnished

#### Local Authority

Wandsworth

Council Tax Band = Council Tax

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Lettings Office. Telephone: +44 (0) 20 3428 2223.

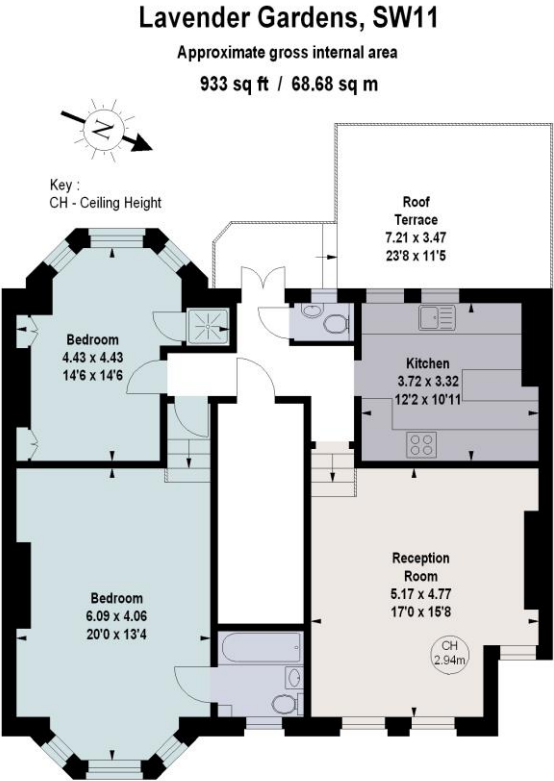






Lavender Gardens, London, SW11  
Gross Internal Area 933 sq ft, 68.68 m<sup>2</sup>

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First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*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 at [savills.co.uk/applicant-guide](#).  
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