



**£2,500 Per Month**

- Period Conversion Flat • Newly Refurbished to High Standard • 2 Double Bedrooms • Large Open Plan Reception Room and Brand New Kitchen • Fantastic Brand New Bathroom • Private Rear Garden • Quiet Residential Road • Close to Vauxhall Tube and Mainline • Nine Elms Tube within 6 minutes Walk • Ideal for Professional Couple

Ground floor garden flat beautifully refurbished through out. It's located in a fantastic peaceful residential spot but within a short walk of the new Northern Line Extension Tube Stop at Nine Elms as well as Vauxhall Tube and Mainline Station (3 minutes to Waterloo). Very close to Larkhall Park which has tennis courts. Comprises lovely bright open plan reception room and brand new fully integrated kitchen opening onto private rear garden. There are 2 double bedrooms and stunning brand new bathroom with shower over the bath. The flat has plenty of fitted storage space, period features and gas central heating with a newly fitted combi-boiler. Ideal for a professional couple or sharers. Lambeth Council Tax Band C. Available 21st October unfurnished or part furnished.

## Crimsworth Road

Approximate Gross Internal Area = 601 sq ft / 55.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 5 sq ft / 0.5 sq m  
 Total = 606 sq ft / 56.3 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.