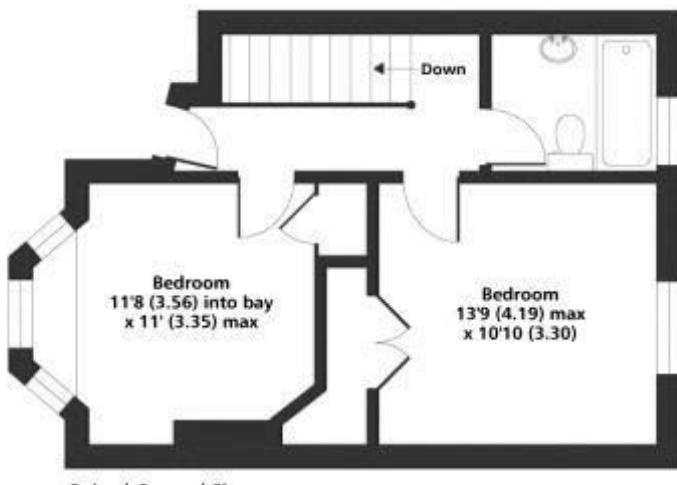




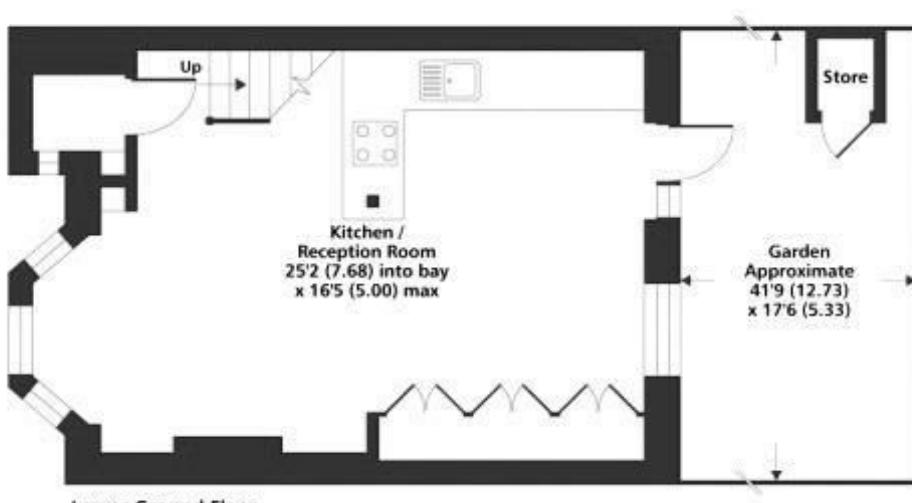
**£2,550 PCM**

- Two bedroom flat • Private garden • Excellent location • High standard finish • Leasehold covenants may apply • On street residents permit parking available on application TBC

A spectacular two double bedroom conversion flat with a private garden on a popular residential road between Brixton & Clapham. The property is arranged over 2 floors, it feels very spacious and it is finished to a high standard. It features a huge open plan kitchen/reception on the lower ground floor and 2 big double bedrooms with ample storage as well as a modern bathroom on the raised ground floor. Ideally located within a walking distance of Clapham and Brixton which is home to Brixton Village, Ritzy Cinema and Brixton Academy as well as various bars and shops. Transport links include Brixton tube station, mainline station, Clapham North tube station and numerous buses to the City and West End. Perfect for a mature couple or 2 professional sharers and available from early March as part furnished. Please note photos were taken prior to the current tenancy. Monthly rent: £2550. Deposit: £2942. Council tax band D (Lambeth). EPC=C.



Raised Ground Floor



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.