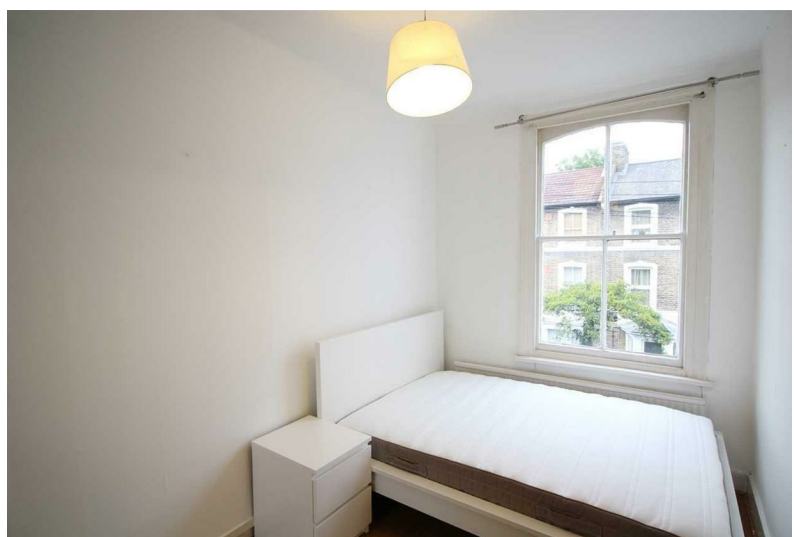
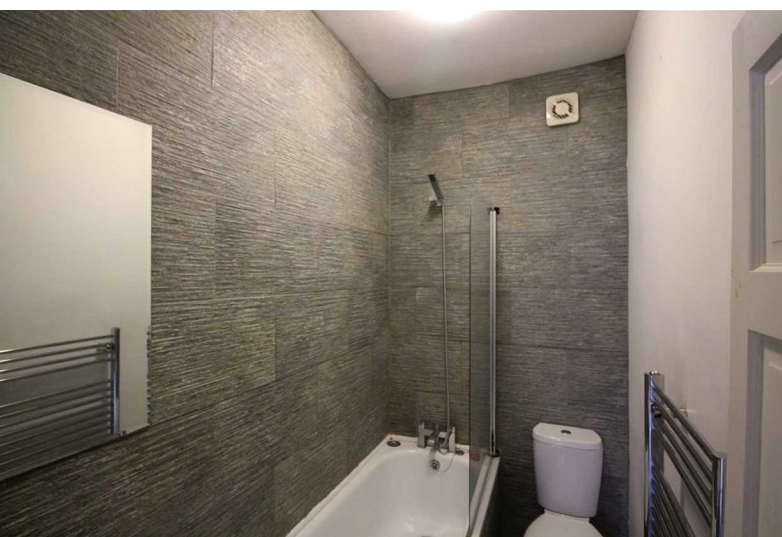


Branksome Road | , SW2

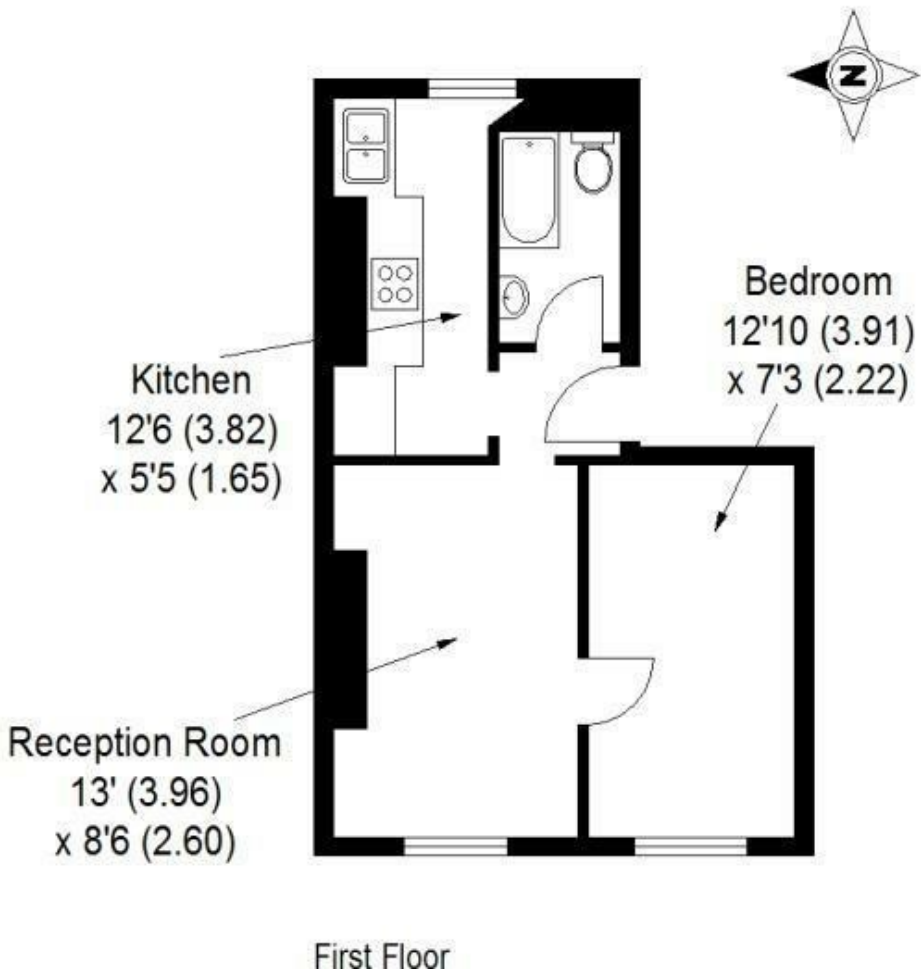


**£1,400**

- One bedroom flat • Excellent location • Separate kitchen • Leasehold covenants may apply • On street residents permit parking available on application (tbc)

Situated in this popular location between Clapham & Brixton a small one bedroom first floor conversion flat. The accommodation comprises front reception room with sash window, leading onto the bedroom. There is a separate kitchen with fridge/freezer, washing machine and cooker and a modern bathroom. The flat also benefits from gas central heating. Available from 23rd December and perfect for a single professional. Clapham North underground station is approximately a 10 minute walk as is Brixton Victoria line underground station. Local shops, bars and other amenities are close by on Acre Lane.

Approximate Gross Internal Area.  
339 sqft / 31.5 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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		
(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.