

CHARMILL

RESIDENTIAL



Wandsworth Road, Clapham SW8

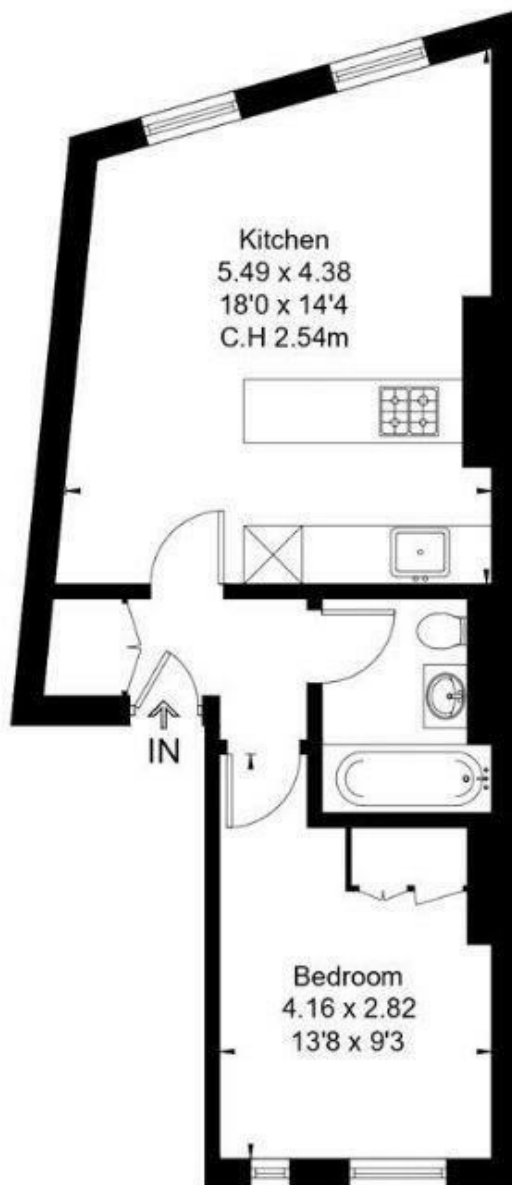
A beautifully renovated one bedroom apartment situated on the first floor and extending across approximately 426 sq ft. Thoughtfully designed, the property comprises a bright and spacious open-plan reception room with a fully fitted kitchen, a generously proportioned double bedroom with built-in wardrobes and an abundance of natural light, together with a stylish modern bathroom.

Ideally located, Wandsworth Road Station (London Overground) is just 0.1 miles away, with several Underground stations also within easy reach. Clapham Common Underground Station (Northern line) is approximately 0.5 miles away, Clapham North Underground Station (Northern line) 0.6 miles, and Stockwell Underground Station (Northern and Victoria lines) 0.8 miles, providing excellent transport links across London. The property is also within walking distance of the vibrant cafés, bars, restaurants and boutique shops of Clapham Old Town and Clapham High Street.

£2,100 pcm

WANDSWORTH ROAD, SW8

Approximate Floor Area = 39.6 sq m / 426 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110275

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			
England & Wales		77	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

