

CHARMILL

RESIDENTIAL



Wandsworth Road, Clapham SW8

A beautiful newly renovated one bedroom garden apartment which spans across approximately 673 sq ft. The property which has been meticulously designed throughout comprises a spacious reception room, fully fitted eat-in kitchen which leads out to a private patio garden, a double bedroom with a dressing area and fitted wardrobes, an en-suite shower room and a guest cloakroom.

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.

£2,400 pcm

WANDSWORTH ROAD, SW8

Approximate Floor Area = 62.5 sq m / 673 sq ft



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. @fourwallis-group.com #110087

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		73	73
		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	

