

CHARMILL

RESIDENTIAL



Wandsworth Road, Clapham SW8

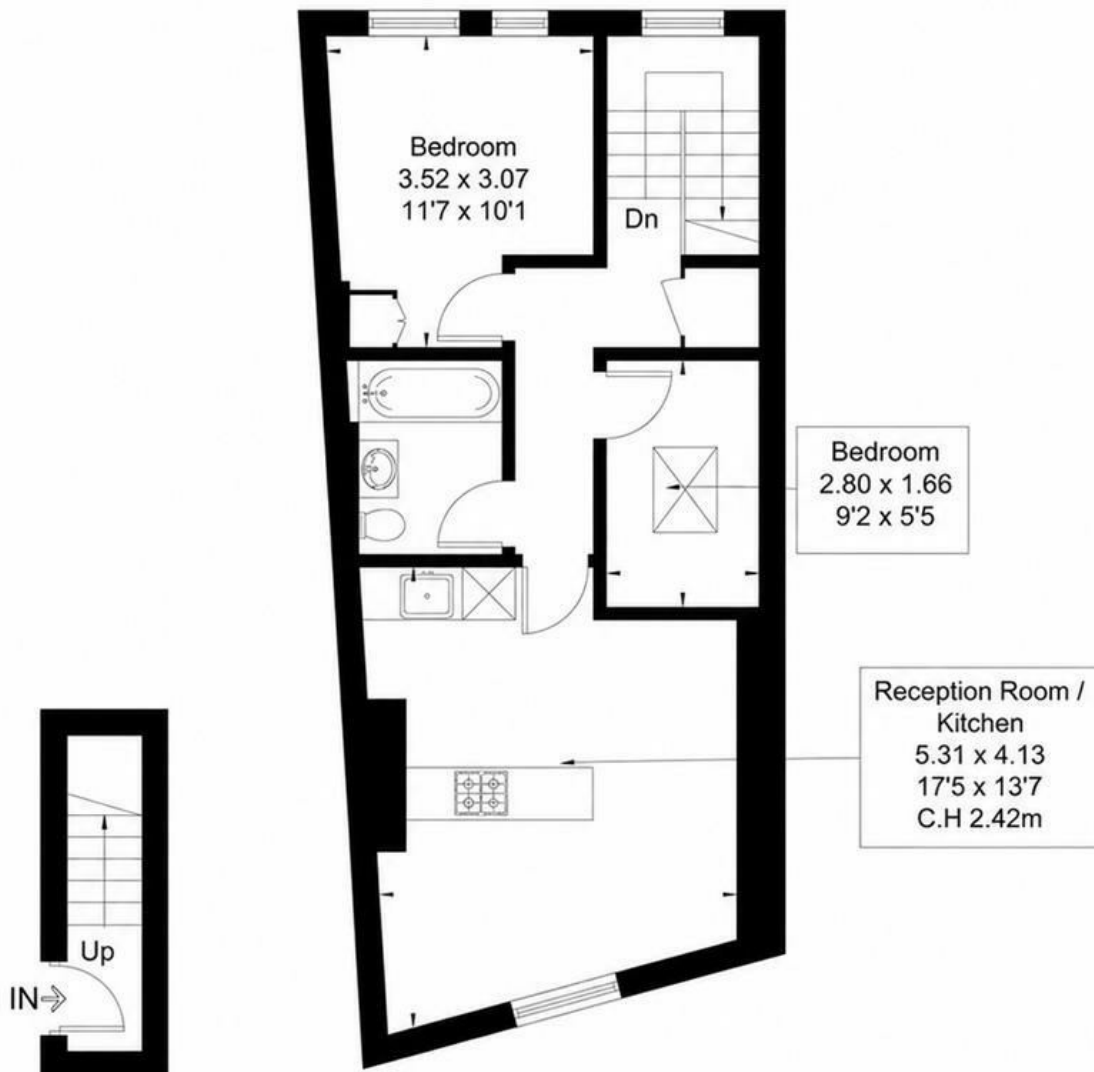
A newly renovated two bedroom apartment spanning across approximately 561 sq ft. Entered on the first floor and occupying the second floor, the property comprises a modern open-plan reception room with a fully fitted kitchen, a generously proportioned double bedroom with built-in wardrobes, an additional single bedroom/study and a contemporary family 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.

£2,250 pcm

WANDSWORTH ROAD, SW8

Approximate Floor Area = 52.1 sq m / 561 sq ft



First Floor

Second 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 #110277

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		79	79
		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	

