



Flat 2 23 Barnard Mews, Battersea, London, SW11 1QU

VERY WELL PRESENTED TWO DOUBLE BEDROOM Second and Third Floor Flat located within the heart of Clapham Junction.

The property comprises of entrance hallway leading to open plan Kitchen and Living Room, Two Double Bedrooms, the master with en-suite bath room and walk in wardrobe and modern family Bathroom with Shower over Bath. The property has hard wood floors throughout the open plan kitchen and lounge and hallway and carpets in the bedrooms. Available end of May!!

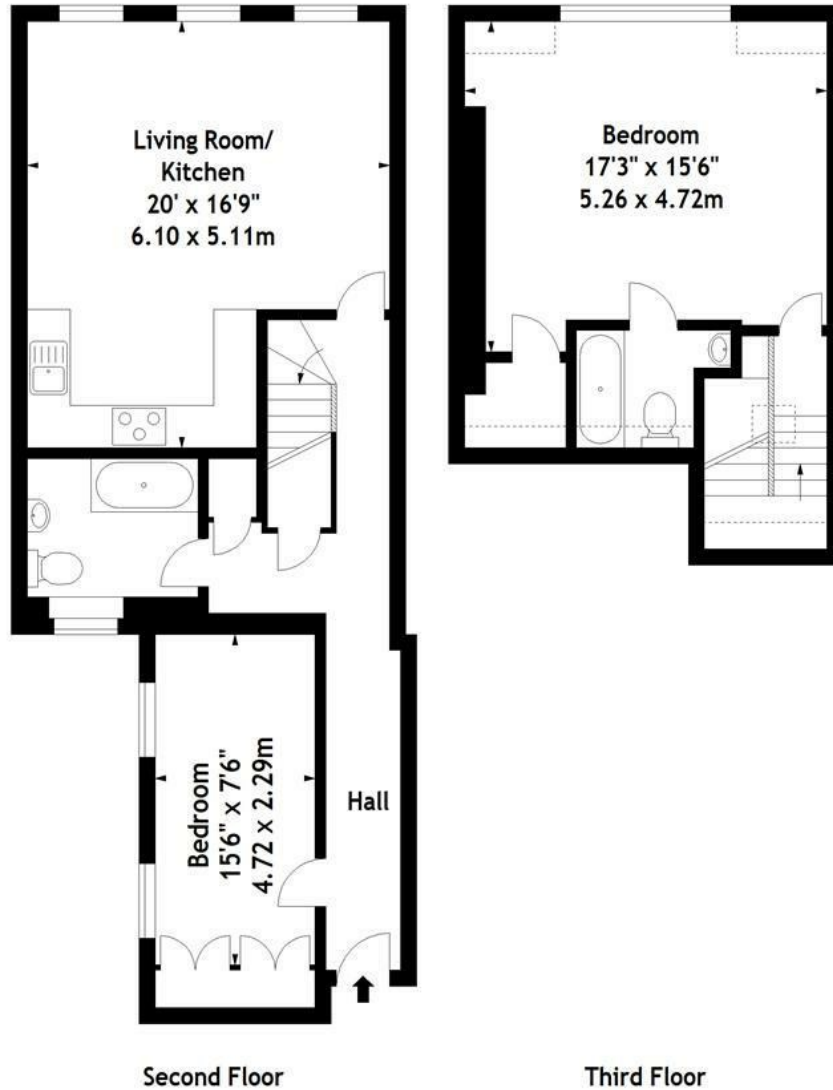
Located close to the various amenities of Clapham Junction and Northcote Road, the property has access to excellent transport links including Clapham Junction and many local bus routes.

Minimum Length of Tenancy: 12 Months
Council Tax: Wandsworth Borough Council
Council Tax Band: D

- TWO DOUBLE BEDROOM
- OPEN PLAN
- ENSUITE
- WALK IN WARDROBE
- SHOWER OVER BATH

£2,550 PCM*

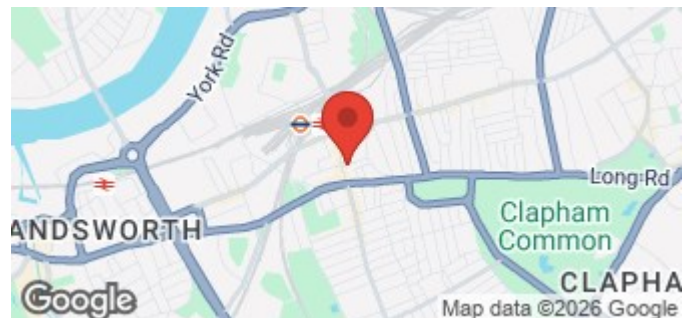
St. John's Road, SW11
 Approx. Gross Internal Area
 1044 Sq Ft - 96.99 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		87	87
(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	



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