



Lifestyle is Key

# Charles Sinclair

SINCE 1969

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Estate and Letting Agents

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## Clapham Road, SW9

*£450 PW Furnished*

- Renovated to a high standard
- Designer fitted kitchen & bathroom
- High ceilings and bay windows
- Solid wood flooring with heating
- Quality furnishings
- Fitted flat screen TV
- Media features throughout
- Video entry phone

A superbly renovated two double bedroom apartment within a beautiful red bricked Victorian house consisting of five state of the art, impeccably designed apartments. Offering contemporary open plan living with designer fitted kitchen and bathroom, high ceilings, large bay style windows, underfloor heating and access to a communal front garden. This property needs to be seen to be fully appreciated.



Registered Office: 591 London Road, North Cheam, Surrey SM3 9AG. Company Registration No: 4568191



**LOCATION**

This impressive two double bedroom apartment is situated on Clapham Road and only a short stroll from both Clapham North Tube Station and Stockwell Tube Station as well as Clapham High Street Overground. The popular bars, cafes and restaurants of Clapham High Street and Clapham Old Town are all within a short walk as well as the open green spaces of Clapham Common.

**DESCRIPTION**

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Designer fitted kitchen and bathroom

Quality furnishings

Open plan living

Solid wood flooring

Underfloor heating

High ceilings

Large bay windows

Venetian shutters

Video entry phone

Communal garden

**TERMS**

6 or 12 months initial period renewable

Rent £450 per week payable monthly

One month rent in advance: £1,950

Six Weeks as refundable deposit: £2,700

Referencing and Tenancy Agreement £125 +VAT per person

Inventory and Check in £180 per tenancy

- Member of UKALA and SAFE AGENT (client money protection scheme)

- Member of Property Redress Scheme (PRS)