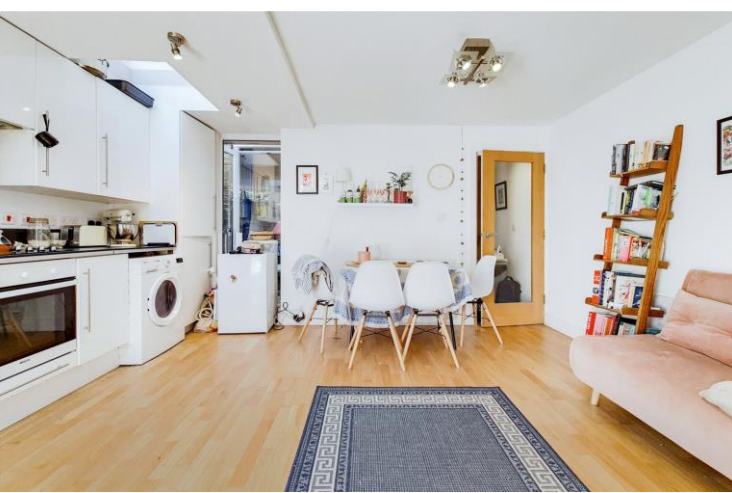




Thorparch Road
London, SW8

CHESTERTONS





A superb and delightful two double bedroom garden flat situated in a bright, airy Victorian building within easy reach of Vauxhall Station.

This spacious and charming apartment is made up of two good size double bedrooms, a modern kitchen and bathroom, reception and garden, and comes to market in fantastic condition.

- Two double bedrooms
- Modern kitchen and bathroom
- Private garden
- Bright and airy
- Close to station

£2,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C		
63-71 D		
55-62 E		
47-54 F		
39-46 G		
31-38		
23-30		
15-22		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Minimum Term: 12 months
Deposit Required: £2,884.62
Local Authority: London Borough Of Lambeth
Council Tax Band: C
EPC Rating: D
Furnished

Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road
 London
 SW11 3AU

batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

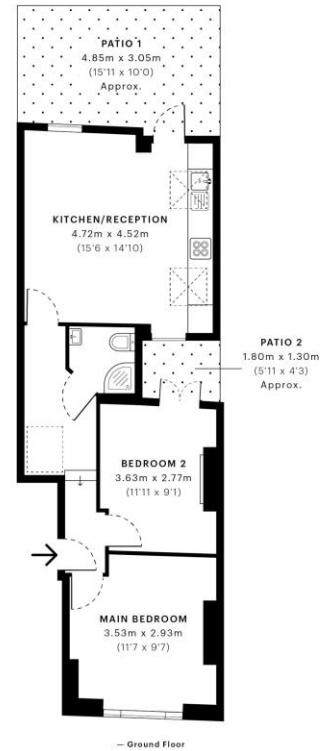


Thorparch Road, SW8

CAPTURE DATE 08/07/2022 LASER SCAN POINTS 43,038,241

GROSS INTERNAL AREA

53.15 sqm / 572.10 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
53.15 sqm / 572.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes washrooms, restricted head height
50.75 sqm / 546.27 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.20 sqm / 12.92 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 52.35 sqm / 563.49 sqft
IPMS 3C RESIDENTIAL: 50.75 sqm / 546.27 sqft

spec id: 62c6ed8f1808f40dedd391c7

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