



Altenburg Gardens  
London, SW11

CHESTERTONS





A spacious studio apartment located on a popular tree-lined residential road moments from Clapham Common. This incredibly bright studio is arranged over the raised ground floor and spans over 450sqft whilst benefitting from high ceilings and wooden floors throughout. The property comprises a fully fitted open plan kitchen, mezzanine sleeping area and modern bathroom with walk in shower.

Altenburg Gardens is a popular one-way residential road moments from the green open spaces of Clapham Common and a huge variety of shops, bars and restaurants of Lavender Hill, Battersea Rise and Northcote Road. Clapham Junction Mainline Station can also be found just a short walk away providing excellent transport links into Central London and The City.

- Large Studio
- Communal Garden
- Open Plan Kitchen
- Close to Clapham Common

### £1,900 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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
62-81	C	68	76
43-62	D		
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** £2,192.31  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** C  
**EPC Rating:** D  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

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 London  
 SW11 3AU

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 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

# Altenburg Gardens, SW11

Approximate gross internal area

41.99 sq m / 452 sq ft

(Including Mezzanine & Storage)

Approximate Storage area

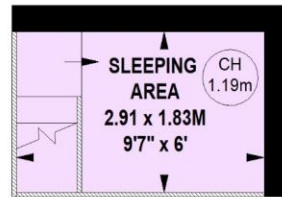
3.07 sq m / 33 sq ft

Approximate Mezzanine area

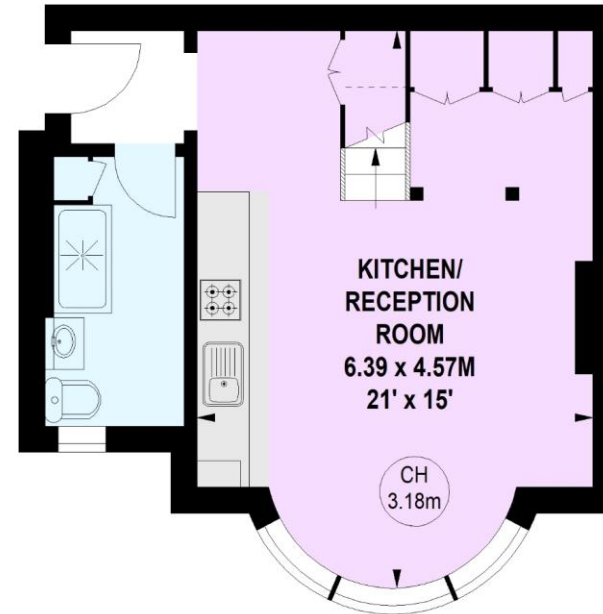
5.30 sq m / 57 sq ft

Key :

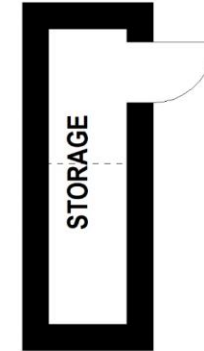
CH - Ceiling Height



**Mezzanine**



**Raised Ground Floor**



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

