



Osprey Heights  
7 Bramlands Close, SW11







Modern two double bedroom apartment situated next to Clapham Junction and surrounding areas.

The property comprises a large a bright open plan kitchen reception with excellent views, wooden floors, built-in appliances and a kitchen island. There are two large double bedrooms each with their own substantial built-in storage and room for a desk. There is a modern bathroom off the central hallway.

The property benefits from good quality furnishings throughout and further storage off the hallway.

The development offers a swimming pool, residents gym, on-site porter and private gates providing added security.

Clapham Junction offers excellent transport into central London and beyond, with notable journeys including trains to Victoria in 7 minutes, and Waterloo in 8 minutes.

- Designated Parking
- Double Bedrooms
- Views Across London
- Gated Development
- Porter
- Swimming Pool

#### **£2,400 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](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

**Minimum Term:** 12 months  
**Deposit Required:** £2,769.23  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D  
**EPC Rating:** E  
**Furnished**

#### ***Chestertons Battersea Park & Nine Elms Lettings***

62-64 Battersea Bridge Road  
London  
SW11 3AG

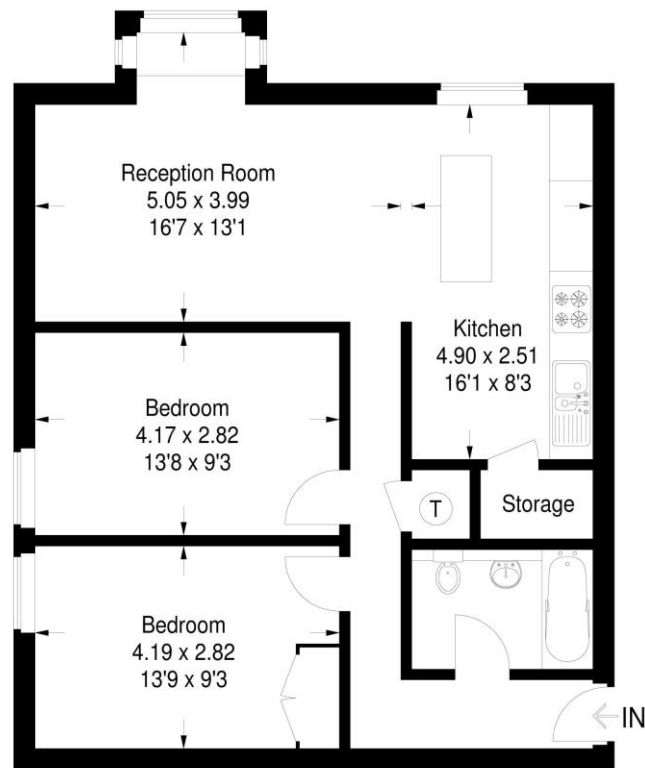
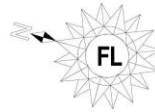
[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)

02030408269

[chestertons.co.uk](https://www.chestertons.co.uk)

# Osprey Heights

Approx . Gross Internal Area  
70.0 sq m / 753 sq ft



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable