



Fawcett Close  
London, SW11

CHESTERTONS









Fantastic one bedroom apartment in a fantastic location for the amenities and transport links of Clapham Junction station.

This spacious property comprises large reception room with dining space, kitchen, double bedroom and bathroom. There is ample storage throughout with two deep cupboards in the hallway and built-in storage in the bedroom. Available on a furnished basis.

Fantastic transport links with Clapham Junction around the corner with regular train connections to Waterloo, Victoria and the city.

- One double bedroom
- Close to Clapham Junction
- Large reception room
- Separate Kitchen
- Storage Throughout
- Purpose Built Apartment

**£1,750 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D	67	69
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

**Minimum Term:** 12 months  
**Deposit Required:** £2,019.23  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** B  
**EPC Rating:** D  
**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)

## Fawcett Close, SW11

Approximate gross internal area

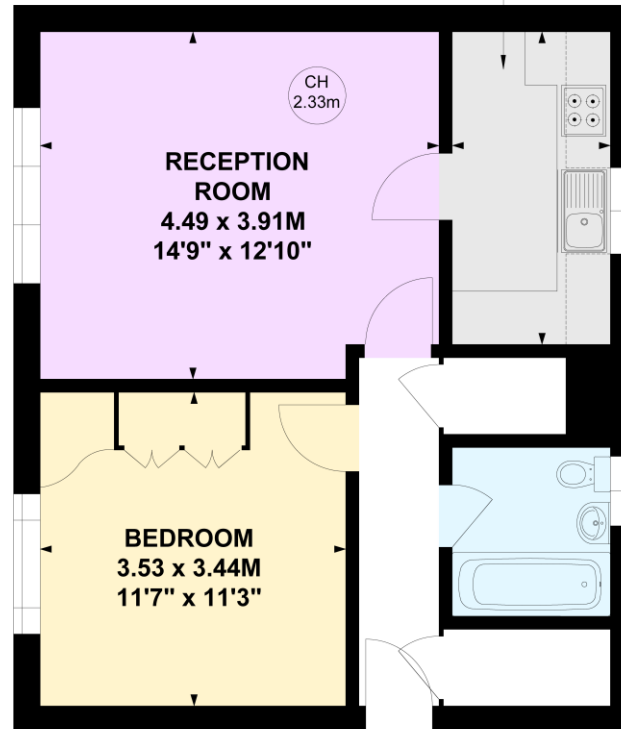
48.9 sq m / 526 sq ft

Key :

CH - Ceiling Height



**KITCHEN**  
3.52 x 1.78M  
11'7" x 5'10"



### Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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