



### 3 Clarence Avenue, London, London, SW4 8LA

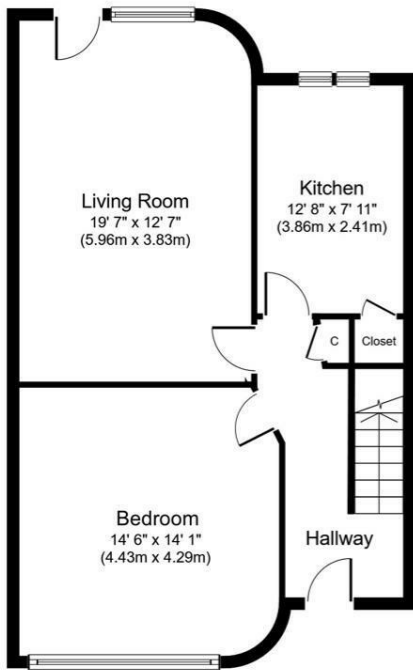
City Realtor are pleased to present this beautiful 5 bed house situated walking distance to Clapham North & Brixton Station. The property being right next to both stations; offers good connections to many transportation links and amenities.

The property boasts of 5 double rooms (1 small double) which are fully furnished, a massive lounge which leads to a lovely garden, a fully fitted kitchen, 2 full bathrooms (one en-suite) & a separate toilet. This is the perfect place to call home as it allows you to separate your relaxing, eating and cooking time!

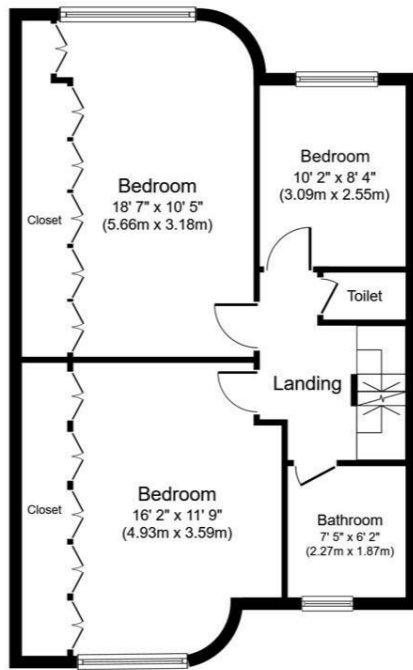
This fantastic house also consists of a HUGE driveway easily fitting 4-5 cars!

- 4-5 CAR DRIVEWAY
- 2 BATHROOMS
- PRIVATE GARDEN SPACE
- FULLY FURNISHED
- TWO STOREY HOUSE
- WALKING DISTANCE TO STATION

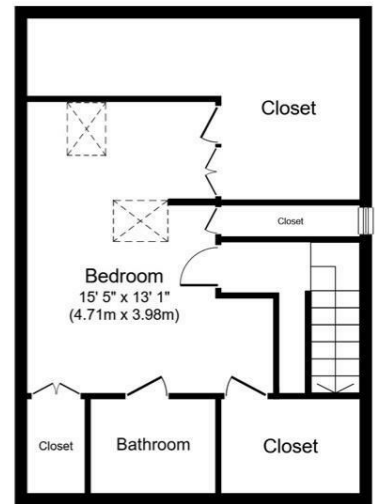
**£4,200 Per month\* Fees Apply**



**Ground Floor**  
**Approximate Floor Area**  
**605 sq. ft.**  
**(56.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**600 sq. ft.**  
**(55.8 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**463 sq. ft.**  
**(43.0 sq. m.)**

**Approx. Gross Internal Floor Area 1,779 sq.ft. (165.3 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.