



Lawn Lane, **LONDON SW8**

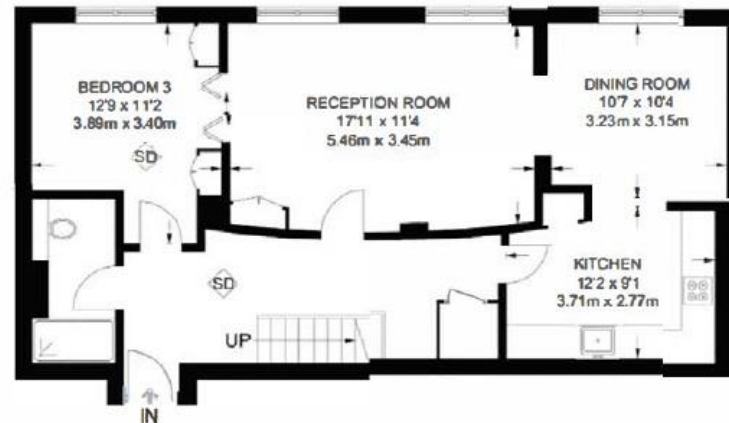


**£980.77 PW / £4,250.00 PCM Furnished**

APPROXIMATE FLOOR AREA = 1433 SQ FT / 133.1 SQ M  
INCLUDING LIMITED USE AREA (11 SQ FT / 1.1 SQ M)



MEZZANINE = 602 SQ FT / 55.9 SQ M  
INCLUDING LIMITED USE AREA (4 SQ FT / 0.4 SQ M)



GROUND FLOOR = 831 SQ FT / 77.2 SQ M  
INCLUDING LIMITED USE AREA (7 SQ FT / 0.7 SQ M)

## Property Features

- Dishwasher
- Porter/Concierge
- Pets allowed
- Double glazed windows

## Other Information

- Deposit £4,903.84 (5 weeks rent)
- Council Tax Band G
- EPC Rating C

\*\* PROPERTY VIDEO AVAILABLE \*\*

A stunning three double bedrooms, three bathroom split level apartment located in an Edwardian School conversion. Benefits include a large modern kitchen with lots of storage, dishwasher, fridge-freezer and space for a dining table.

This leads on to a spectacular reception room flooded with natural light due to the high ceilings and large windows. The third bedroom is located on the ground floor and can be used as a study when working from home or bedroom. Next to this sits a separate shower room and hallway. The 1st floor contains two further double bedrooms, both en suite, and a study desk in the hallway. Further benefits include one allocated parking space, communal gardens and a day time porter with secure gated entry.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



In accordance with the Property Misdescription Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## CENTRAL LONDON OFFICE

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