

TO LET



Harbut Road, Battersea, SW11

£2,250.00 PCM

 **2**

 **1**


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Property Description

This charming Victorian conversion offers a thoughtfully designed, first-floor layout with two double bedrooms fitted wardrobes, the family bathroom includes both a bath and a shower attachment. The separate kitchen is equipped with a fridge freezer, gas cooker, dishwasher, and washing machine, a large, light-filled living room with a decorative fireplace. The property benefits from fresh repaint and new carpets throughout.

Positioned just moments away from Clapham Junction and the vibrant array of shops, bars, and restaurants on St John's Hill, this property boasts a split-level floor plan. Its prime location makes it a perfect residence for those seeking the blend of excellent transport links, popular bars, pubs and restaurants and convenient array of shops.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

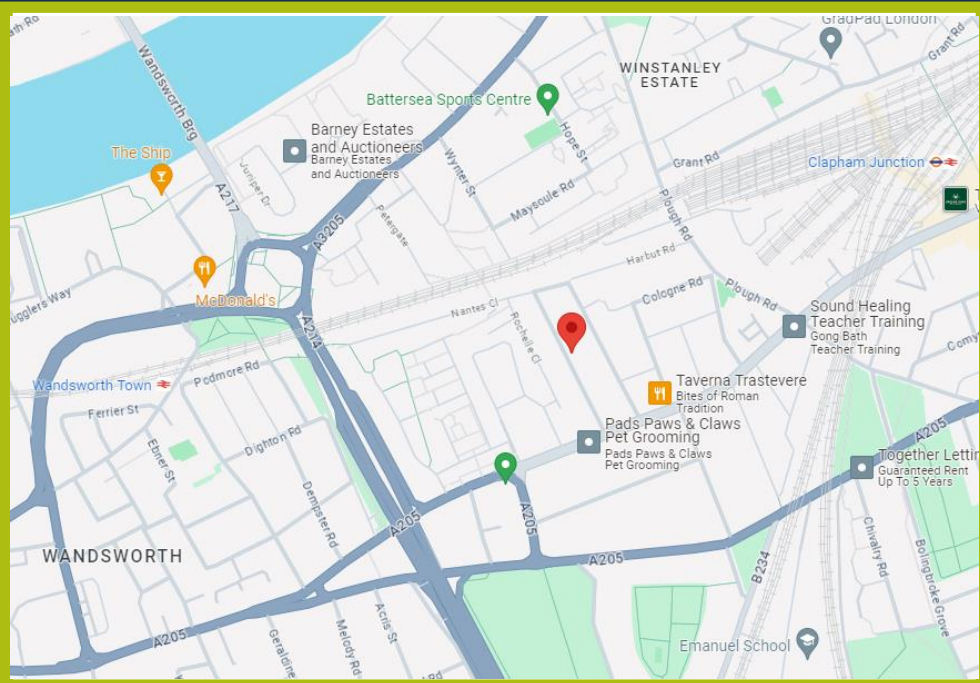
Date Available – 18/05/2024

Holding deposit amount – £519

Security Deposit amount (Five weeks rent) – £2,596.00

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas Mains



Broadband

Cable



Mobile Signal

Good coverage



Flood Risk

Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None

Harbut Road, SW11
 Approximate gross internal area
 860 sq ft / 76.89 sq m

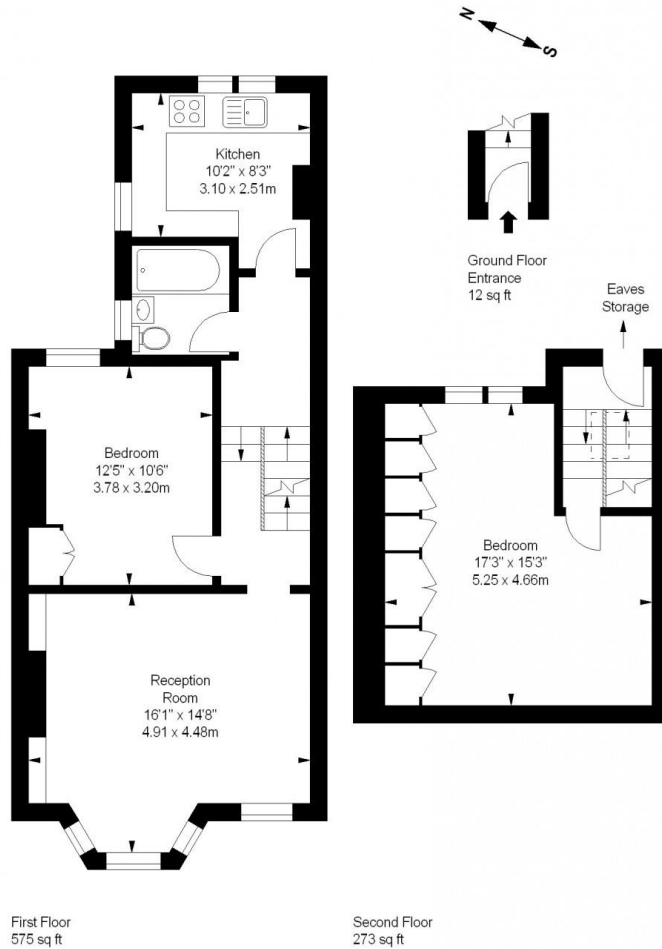
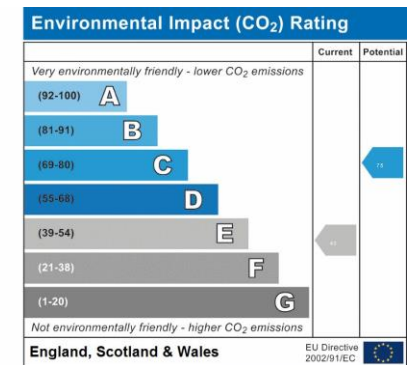
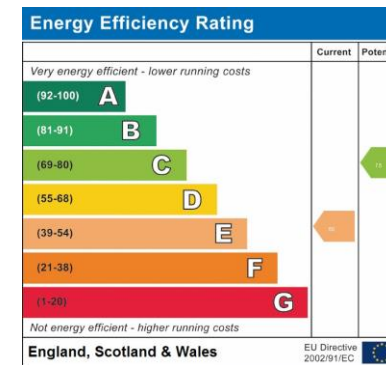


Illustration For Identification Purposes Only. Not To Scale
 *Floorplan Drawn According To RICS Guidelines



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