

TO LET



samuel estates
Lettings & Sales

Elsley Road, Battersea, SW11

£3,700.00 PCM

 **3**

 **2**


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Property Description

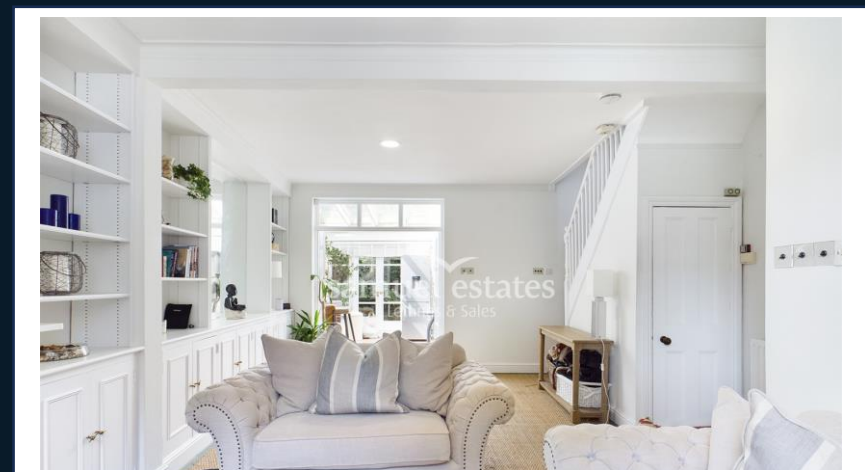
A beautifully presented and spacious three bedroom Victorian house set along a lovely residential road within the Shaftesbury Estate and only a short walk from Clapham Junction Station. The property comprises of three double bedrooms one with an ensuite, main bathroom which includes a bath and shower, spacious reception area and a modern fully fitted kitchen with ample space for dining. This property also benefits from a well-maintained private garden and residential permit parking.

Superbly located in the heart of Battersea, this property benefits from a fantastic selection of shops, restaurants and amenities found on Northcote Road, while the open spaces of Battersea Park and Clapham Common are only a short walk away.

The sought after Clapham Junction station (National Rail and London Overground) is a short walk away offering fantastic links to many areas of London and beyond.

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

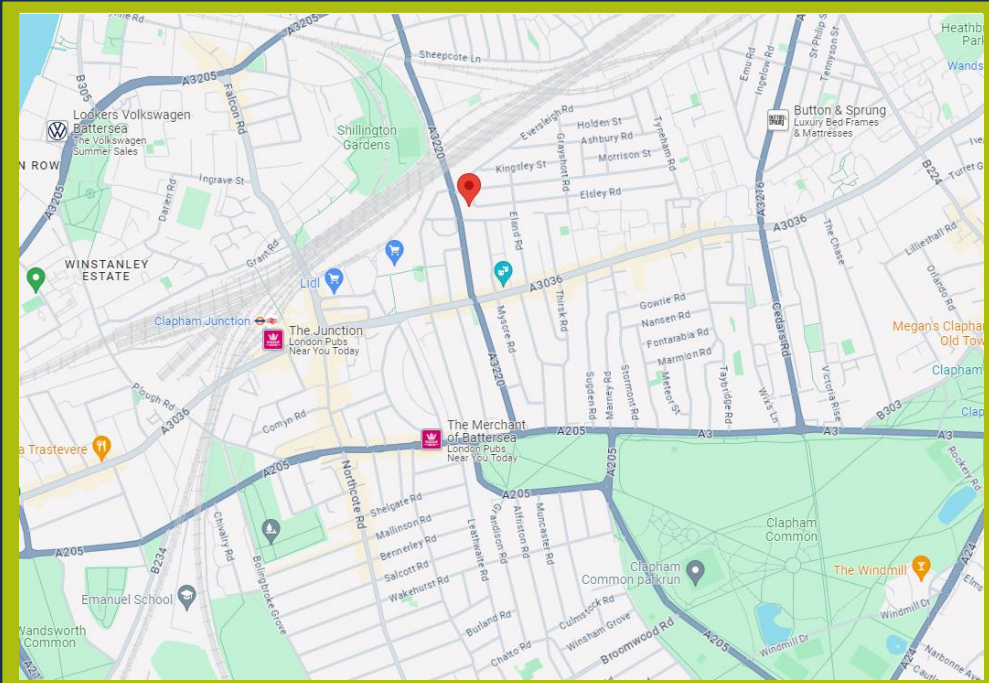
Date Available – 12/10/2024

Holding deposit amount – £853

Security Deposit amount (Five weeks rent) – £4,269.00

Council Tax Band – E

Local Authority – Wandsworth Council



Property Type

House (Terraced)



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

195 Elsley Road



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
982.91 ft²

Reduced headroom
31.61 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	67	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

