

TO LET



samuel estates
Lettings & Sales

Windmill Drive, Clapham Common, SW4

£2,500.00 PCM

2

1

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Property Description

A charming and beautifully presented two double bedroom first floor flat set within this stunning period conversion on Windmill Drive. Located directly opposite Clapham Common.

The property comprises of a spacious open-plan kitchen/ living room with space for dining and an eye-catching feature fireplace, a modern three piece bathroom with shower over bath and two double bedrooms.

The property is located within the heart of Clapham Common with the large open spaces of the common literally being on your doorstep! Clapham South & Clapham Common Tube stations (Northern Line) are both a short walk away providing you with excellent transport links. Plenty of amazing restaurants, pubs and shops are all located around the corner.

This property is perfect for a young family, a couple or sharers needing a peaceful location with excellent transport links.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

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

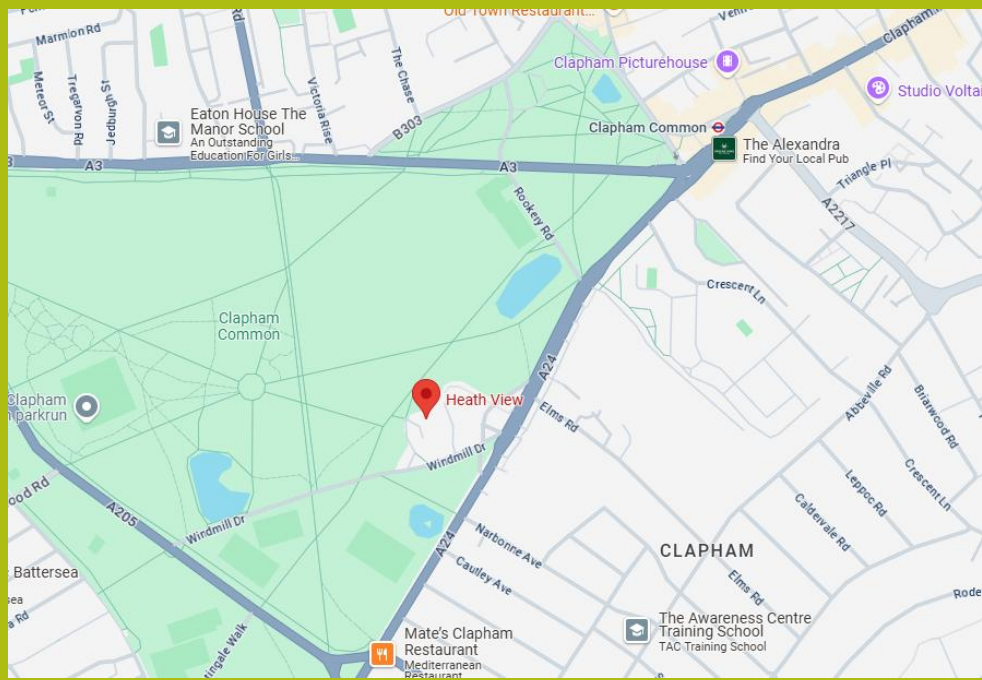
Date Available – 05/08/2025

Holding deposit amount – £576

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	67
39-54 E		
21-38 F		
1-20 G		

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