



KAY ROAD LONDON SW9
£5,500 PER MONTH AVAILABLE 31/07/2024


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Kay Road London SW9

**£5,500 Per Month
Unfurnished**

 **4 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Four Double Bedrooms, - Two Bathrooms,
- Modern Throughout, - Fully Refurbished, -
Flexible Furnishing, - Families and Couples
Only

Council Tax

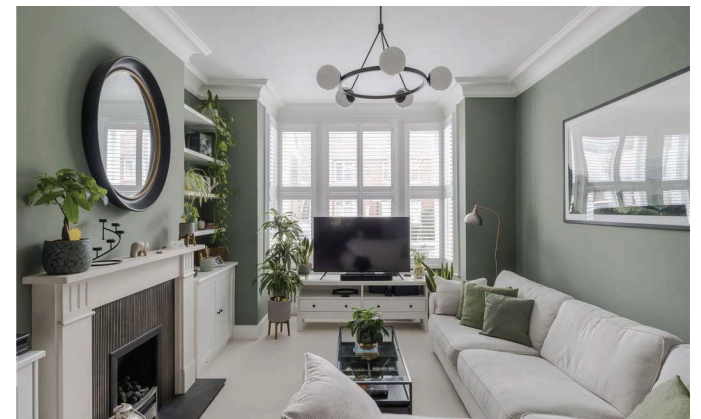
Council Tax Band F

Hamptons

27-31 The Pavement
Clapham, London, SW4 0JE
020 7627 5888
claphamlettings@hamptons.co.uk
www.hamptons.co.uk

The Property

A beautifully presented four bedroom family home spanning 1,786 sq ft. This excellent home has been beautifully refurbished to a high specification throughout and comprises of; four double bedrooms, two bathrooms, separate reception room, dining space and fully extended kitchen. This mid terraced house is spread over three floors and is the perfect space for both couples or families. Located equidistant from both Clapham North tube and Stockwell tube both being 0.4 of a mile away and one providing a Northern Line service and the other a Victoria line service. Both areas have local and convenient shops, whilst Clapham North has an abundance of restaurant and bars. A little further (0.7 Miles) is Brixton town centre with its wide array of shops, tube and overground station. There is also an array of local nurseries and schools located nearby.



KAY ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Basement = 84 sq. ft. (7.8 sq. m.)

Ground floor = 724 sq. ft. (67.3 sq. m.)

First floor = 588 sq. ft. (54.6 sq. m.)

Second floor = 349 sq. ft. (32.4 sq. m.) (excluding Eaves)

Reduced headroom = 41 sq. ft. (3.8 sq. m.)

Total = 1786 sq. ft. (165.9 sq. m.)



Drawn for illustration and identification purposes only.
ID 952271

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		94
Band B	81-91		
Band C	69-80		
Band D	55-68	73	
Band E	39-54		
Band F	21-38		
Band G	1-20		

For more information, visit www.gov.uk

England & Wales EU Directive 2002/91/EC

