

# 8 Bramlands Close | London, SW11



**£2,000 PCM**

- Two Double Bedroom Flat • On-site Gym and Pool facilities • Open Plan Reception and Eat-In Kitchen • Concierge Service • Very Close to Clapham Junction • Excellent Transport Links • Off Street Parking Space Available by Separate Negotiation • Stunning 17th Floor Views • Wandsworth Common and Battersea Park Nearby • Part Furnished

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Very well presented 2 bedroom 17th floor flat in Clapham Junction with amazing views of the city.

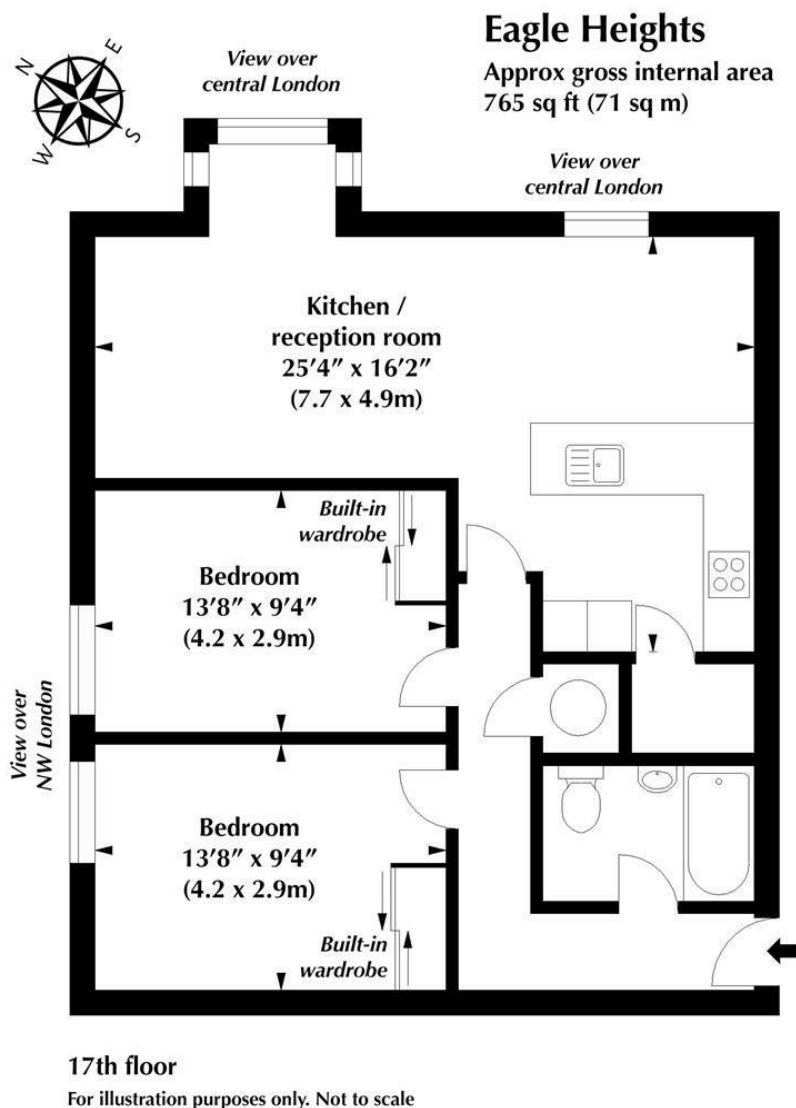
The property consists of a spacious open plan reception room with a modern eat-in kitchen and ample dining space, two good sized double bedrooms with fitted storage and bathroom. The property was refurbished earlier this year including new carpets.

Further benefits include free use of the on-site gym, sauna, swimming pool, jacuzzi, and concierge, as well as a designated off-street car parking space (by separate negotiation). Leasehold covenants may apply.

The flat is situated within a popular private development just a minutes walk from Clapham Junction Station for links across the city and the South, and ideally placed for a range of shops, bars, and restaurants along St Johns Hill and Northcote Road.

Both Wandsworth Common and Battersea Park are within 15 minutes walk.

PICTURES TAKEN BEFORE CURRENT TENANCY  
Available 3rd of January 2026/part furnished.  
Council tax - Band D.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | 77        |
|                                                                 | 62      |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper  
64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
info@edenharper.com  
www.edenharper.com