

Queenstown Road | London, SW8



£2,000 Per Month

- Ground Floor Garden Flat • One Double Bedroom • 2 Reception Rooms • Newly Refurbished to High Standard • Private Patio Garden • Brand New Kitchen and Bathroom • Wide Choice of Local Shops, Restaurants and Coffee Shops • Walking Distance to Queenstown Road Overground Station • Walking Distance to Clapham Common Tube • Part Furnished

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Newly refurbished ground floor garden flat in superb location close to Lavender Hill.

The accommodation has been redecorated to a high quality and comprises reception room, separate brand new kitchen, dining room, double bedroom, luxury brand new bathroom and charming enclosed patio garden.

Located in highly desirable spot with the shops, bars, restaurants and coffee shops of Lavender Hill closeby.

The wide open spaces of Clapham Common are within approx 12 minutes walk. Has excellent transport links with Queenstown Road station (10 minutes to Waterloo) and Clapham Common Tube (Northern Line) both within walking distance. Also good bus services into the West End and City.

Wandsworth Council Tax Band D.

Available immediately, part furnished.

Queenstown Road
Approximate Gross Internal Area = 500 sq ft / 46.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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		
	64	73
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



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