

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## 66 LITTLEBURY ROAD, CLAPHAM, LONDON, SW4 6DN

WELCOME TO THIS CHARMING PROPERTY LOCATED ON LITTLEBURY ROAD IN CLAPHAM! THIS DELIGHTFUL FLAT BOASTS A SPACIOUS OPEN PLAN LOUNGE KITCHEN, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. WITH TWO LARGE DOUBLE BEDROOMS, THERE IS PLENTY OF SPACE FOR A GROWING FAMILY OR FOR THOSE WHO ENJOY HAVING A GUEST ROOM OR HOME OFFICE.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS THE PRIVATE REAR GARDEN, OFFERING A TRANQUIL OUTDOOR SPACE WHERE YOU CAN ENJOY A MORNING COFFEE OR UNWIND IN THE EVENINGS. IMAGINE HOSTING SUMMER BARBECUES OR SIMPLY BASKING IN THE SUN ON LAZY WEEKENDS IN YOUR OWN LITTLE OASIS.

LOCATED IN THE VIBRANT AREA OF CLAPHAM, THIS PROPERTY IS SURROUNDED BY AN ARRAY OF AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND PARKS, ENSURING THAT YOU HAVE EVERYTHING YOU NEED RIGHT AT YOUR DOORSTEP. DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS LOVELY FLAT YOUR NEW HOME!

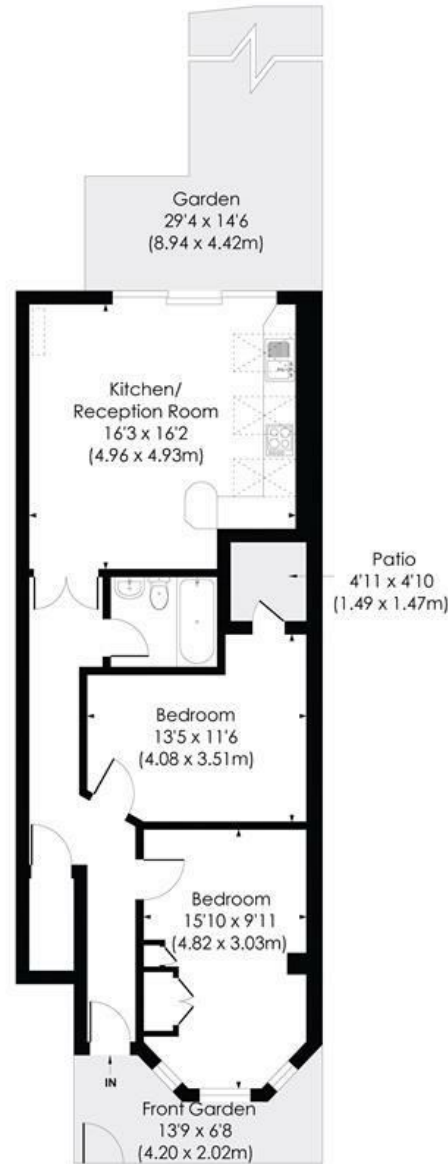
- FANTASTIC LOCATION
- TWO LARGE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN LIVING ROOM
- PRIVATE REAR GARDEN

£2,900 PER CALENDAR MONTH

# LITTLEBURY ROAD, SW4

Approx. Gross Internal Floor Area

541 Sq. ft/50.24 Sq. m



GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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			
		71	77
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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