



{ CURTIS FIELD ROAD LONDON SW16
£2,000 PER MONTH AVAILABLE 26/04/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Curtis Field Road London SW16

£2,000 Per Month
Unfurnished

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

Features

- 2 Bedrooms, - 2 Bathrooms, -
Unfurnished, - Balcony with view, -
Excellent condition, - Modern development

Council Tax

Council Tax Band D

Hamptons

11-13 Bedford Hill
London, SW12 9ET
020 8618 2014
Balhamlettings@hamptons.co.uk
www.hamptons.co.uk

The Property

This excellent 2 bedroom, 2 bathroom apartment is situated on the third floor of a well designed modern development. The property spans just under 700 sq ft in total and offers a large open plan kitchen and living room that is naturally very bright and presented in excellent condition. The kitchen has integrated appliances and also an adjoining balcony offering views of the surrounding area. Within the apartment are two double bedrooms. The primary bedroom is large in size and also has a luxurious en-suite bathroom. The second bedroom is also very generous in size, offering flexibility to be used as a second guest bedroom or home office space. There is also a second bathroom in the property that is finished to the same high standard. Additionally, the property comes with the option to purchase a reserved parking space that is secured behind the development gates. This brilliant apartment is available to a professional single, couple or 2 working professionals. Council tax: Lambeth band D.



SHENLEY HOUSE

Approximate Gross Internal Area = 692 sq. ft. (64.3 sq. m.)



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1069394

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
92-100	A		
81-91	B		
69-80	C	80	80
55-68	D		
49-54	E		
45-48	F		
35-44	G		
<small>For energy efficient lighting (see EPC)</small> <small>EU Directive 2002/91/EC</small>			

