



Fawcett Close  
London, SW11

CHESTERTONS





A spacious three-bedroom house located on a quiet residential road close to Clapham Junction. This well-maintained property benefits from three equally sized double bedrooms, two modern bathrooms, separate eat in kitchen and bright reception room with fireplace and wooden floors. The property further benefits from a large private garden and off-road parking for one car. Perfect for three professional sharers and available on a furnished basis.

Fawcett Close to situated moments away from a wide variety of shops and cafes and within close proximity to Clapham Junction Station which provides excellent transport links into Central London and The City. The beautiful Battersea Park can also be found close by.

- Three Bedroom House
- Private Garden
- Off Road Parking
- Close to Clapham Junction

**£3,500 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-109	A		86
81-100	B		
62-81	C		
43-61	D	66	
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Minimum Term:** 6 months  
**Deposit Required:** £4,038.46  
**Local Authority:** Wandsworth  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished**

*Chestertons Battersea Park & Nine Elms Lettings*

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London

SW11 3AG

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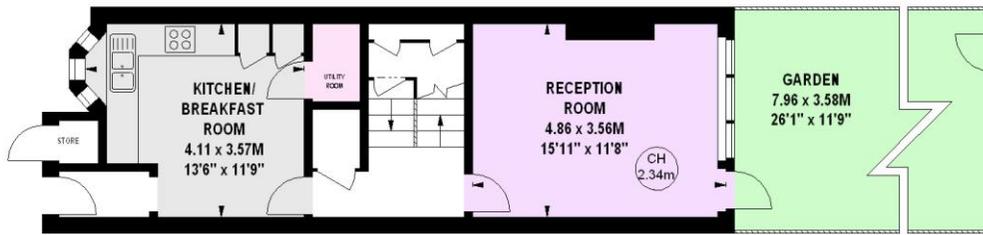
02030408269

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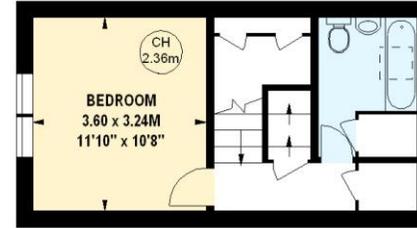
# Fawcett Close, SW11

Approximate gross internal area  
**104.51 sq m / 1125 sq ft**

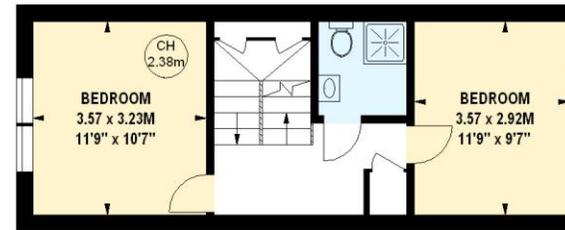
Key:  
CH - Ceiling Height



457 sq ft  
**Ground Floor**



279 sq ft  
**Second Floor**



389 sq ft  
**First Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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