



{ ALL SAINTS CLOSE LONDON SW8  
£6,500 PER MONTH AVAILABLE 30/06/2026

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

All Saints Close London SW8

£6,500 Per Month  
Part-furnished

-  3 Bedrooms
-  2 Bathrooms
-  2 Receptions

## Features

- Close to Stockwell Tube station, - Three bedrooms, - Two Bathrooms, - Large reception room with kitchen, - Patio and Terrace, - Parking space available

## Council Tax

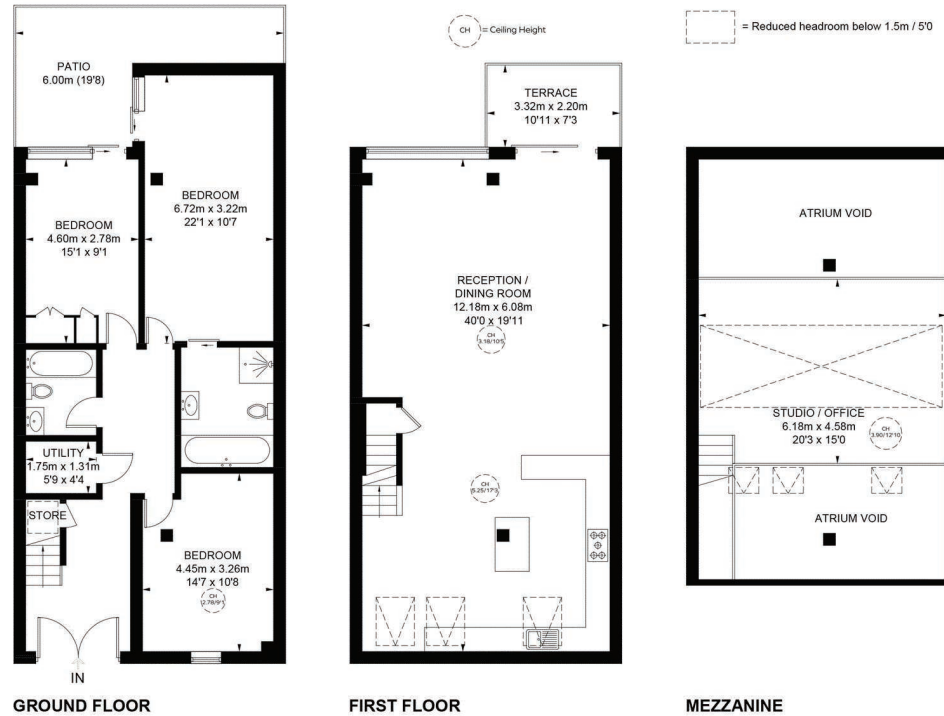
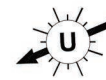
Council Tax Band G

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## The Property

This distinctive three bedroom mews house is situated within the gated development of All Saints Close, a collection of just five individual homes created from the conversion of former commercial buildings. Located just off Lansdowne Way and close to Larkhall Park, the property offers over 2,000 sq. ft. of accommodation arranged over three floors. The ground floor features three double bedrooms, including a principal bedroom with an en suite bathroom and direct access to a private courtyard garden. A second bedroom also opens onto the courtyard, while a family bathroom serves the remaining accommodation. The first floor provides an impressive open plan living space with vaulted ceilings and exposed beams. The reception and dining areas flow into a contemporary kitchen, while doors open onto a private roof terrace. Above, a mezzanine level overlooks the main reception room and offers flexible space suitable for a home office, second reception room or studio. The property is well located for the amenities of Nine Elms, Clapham and Stockwell. Nearby transport links include Nine Elms and Stockwell Underground stations, as well as Wandsworth Road and Clapham High Street Overground stations.





Approximate Gross Internal Area  
 Ground Floor = 885 sq ft / 82.2 sq m (Excluding Reduced Headroom)  
 First Floor = 818 sq ft / 76.0 sq m  
 Mezzanine = 331 sq ft / 30.8 sq m (Excluding Atrium Void)  
 Reduced Headroom = 8 sq ft / 0.7 sq m  
 Total = 2042 sq ft / 189.7 sq m  
 Approximate Gross External Area = 239 sq ft / 22.2 sq m

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. (ID1308822)

**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 |
|--|--------|---------|-----------|
| Band A   | 92-100 |         |           |
| Band B   | 81-91  |         |           |
| Band C   | 69-80  |         |           |
| Band D   | 55-68  |         |           |
| Band E   | 39-54  |         |           |
| Band F   | 21-38  |         |           |
| Band G   | 1-20   |         |           |
| Not energy efficient - higher rating costs<br>England & Wales<br>EU Directive 2002/91/EC |        | 75      | 81        |

