

TO LET



Samuel estates
Lettings & Sales

Lysias Road, Clapham South, SW12

£5,850.00 PCM

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Property Description

A stunning and beautifully presented four double bedroom mid-terraced house, located on the quiet and ever so popular Lysias Road, Clapham South, SW12.

The ground floor comprises of a long entrance hall, great sized double reception room, a beautiful open kitchen with fully equipped appliances, a kitchen island and a fabulous, exposed brick feature wall leading to a sky light making the kitchen incredibly light well presented. The first floor has a good-sized master bedroom with a wonderful en-suite bathroom that holds a his & hers sink basin, a freestanding bath and a separate shower, a second bedroom and a main family bathroom, the second floor has two further double bedrooms and another bathroom with bath and separate shower.

Added benefits include a basement utility room, a downstairs WC and a low maintenance private garden.

The property is located a short walk to Clapham South Underground (Northern Line) providing you with excellent transport links. Plenty of popular bars, pubs, restaurants are all within walking distance along with the large open spaces of Clapham Common.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





Approximate total area⁽¹⁾
1644.10 ft²

Reduced headroom
10.91 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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432/434 Streatham High Road
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