



Ballater Road  
Brixton, SW2

CHESTERTONS





A well presented two double bedroom split level garden flat set within an attractive Victorian conversion. Ballater Road is ideally located for Clapham North and Brixton.

- Well presented split-level Victorian conversion flat
- Reception room with wooden floors
- Separate, modern kitchen
- South facing private rear garden
- Two generous double bedrooms
- Family bathroom

### £2,000 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
100-90	A		
81-91	B		
69-80	C		77
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

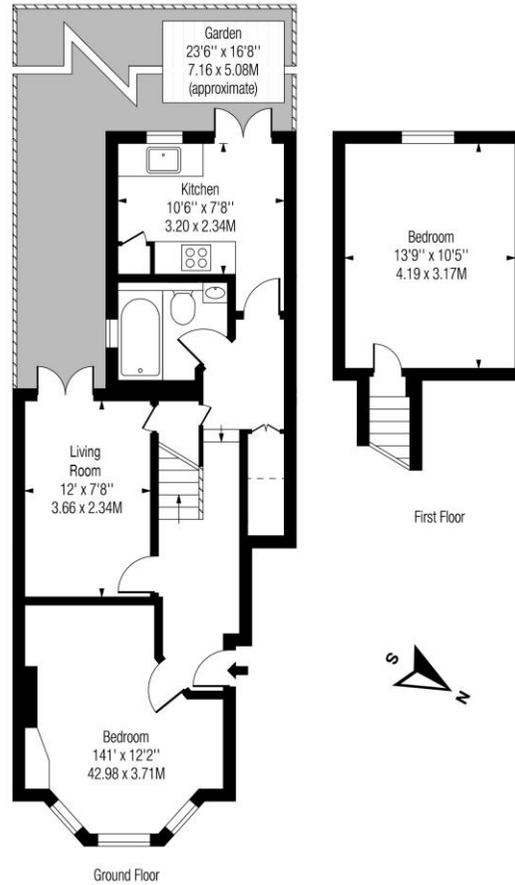
England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** Lambeth  
**Council Tax Band:** C  
**EPC Rating:** D  
**Furnished**

*Chestertons JP Clapham Common Lettings*

[chestertons.co.uk](http://chestertons.co.uk)

## Ballater Road, SW2



Approx Gross Internal Area

665 Sq Ft - 61.78 Sq M

Includes Limited Use Area - 22 Sq Ft  
Drawn in accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51096



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