

# URBAN lettings

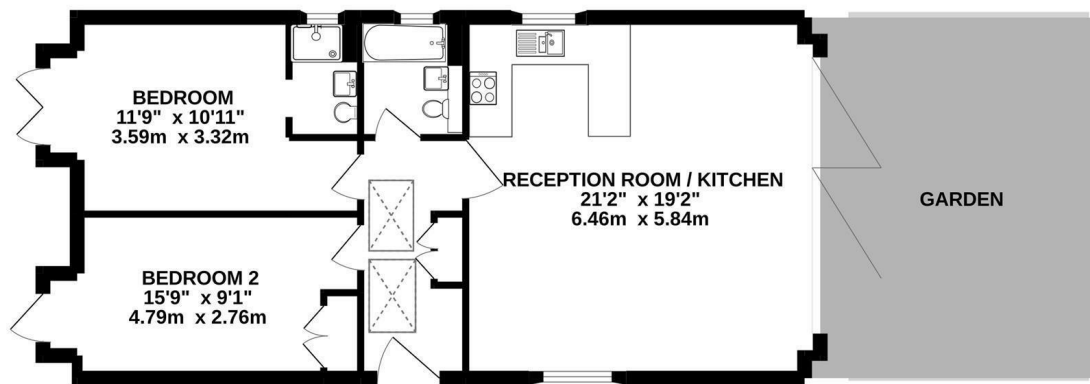


## Matrimony Place, London, SW4 0DZ

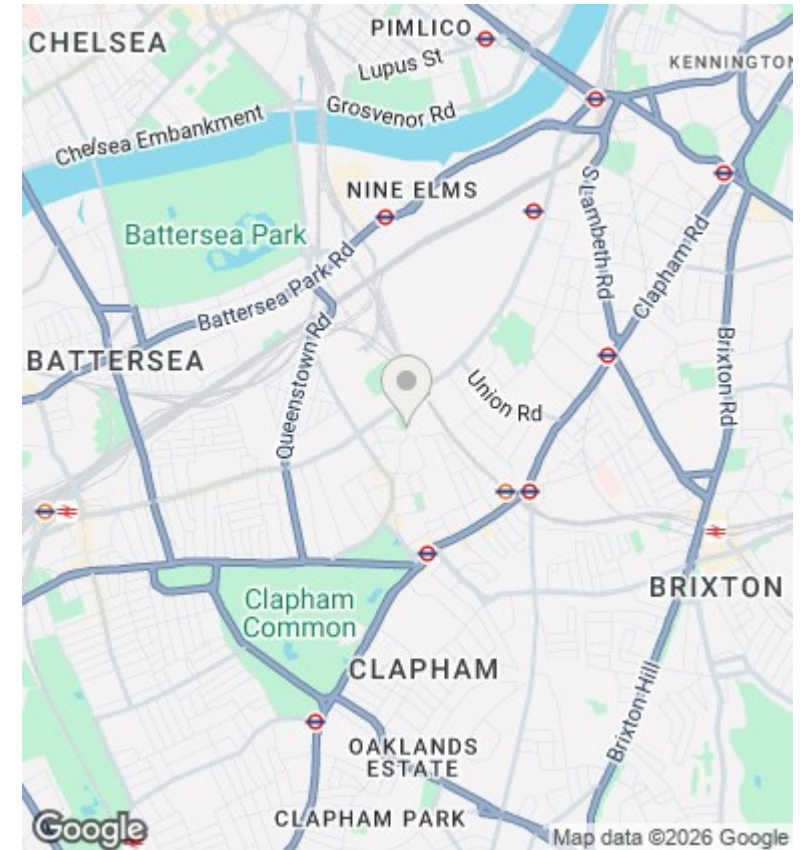
£2,850 PCM

- Measuring Approx. 907 sq. ft.
- Video Intercom & Alarm System
- Private Patio garden
- Short Walk to Clapham Common & Clapham High Street
- Quiet & Secluded Spot
- Energy Efficient New Build
- Two Luxury Bathrooms
- Detached Property with Private Entrance
- Large Open Plan Living Space
- Underfloor Heating & Double Glazing

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	