

St Paul's Court, Clapham Park Road



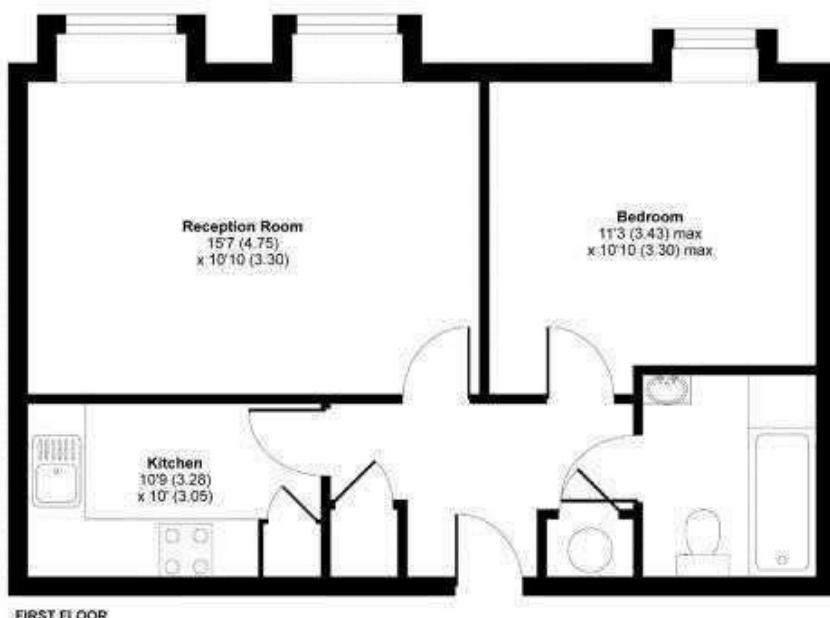
£1,695 PCM

- 1 bedroom apartment • Moments from Clapham High Street • Popular modern development • Water rates £35pcm • Allocated parking space • Leasehold covenants may apply

St Paul's Court, Clapham Park Road



Ideally located, a spacious one bedroom apartment in this sought after development moments from Clapham High Street. The property features a large reception, double bedroom with excellent storage space, separate kitchen and bathroom. It also benefits from allocated parking and lift. Clapham Common and Clapham North tube stations are within few minutes' walk as well as numerous bars and shops. Available early Feb as unfurnished. Please note photos were taken prior to the current tenancy.
 Monthly rent: £1695. Deposit: £1955. EPC=C. Council tax band D (Lambeth)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper
 3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
0207 274 3111
 brixsales@edenharper.com
 www.edenharper.com