

TO LET



St John's Hill, Clapham Junction, SW11

£2,000.00 PCM

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

An immaculately presented and completely refurbished one double bedroom flat located on the highly desirable and well located St Johns Hill, Battersea, SW11.

The property comprises of a spacious open-plan fully equipped kitchen/living room with a stunning feature fireplace, a sizable double bedroom with built in wardrobes and a modern three piece shower room. Additional benefits include secure key fob entry system and access to a stunning low maintenance communal garden.

The property is conveniently located within easy walking distance to Clapham Junction Underground & Overground stations, providing you with outstanding transport links across London and to the City. Furthermore, you'll have an abundance of excellent and popular restaurants, bars, pubs and shops all on your doorstep or just a brief short walk away.



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.

Material Information

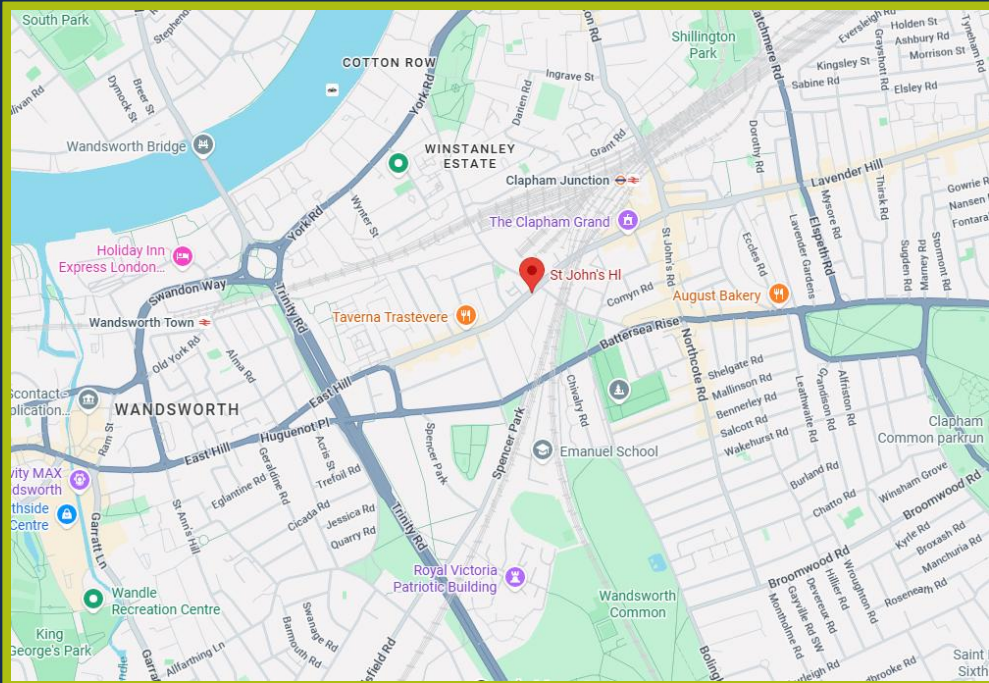
Date Available – 22/06/2026

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



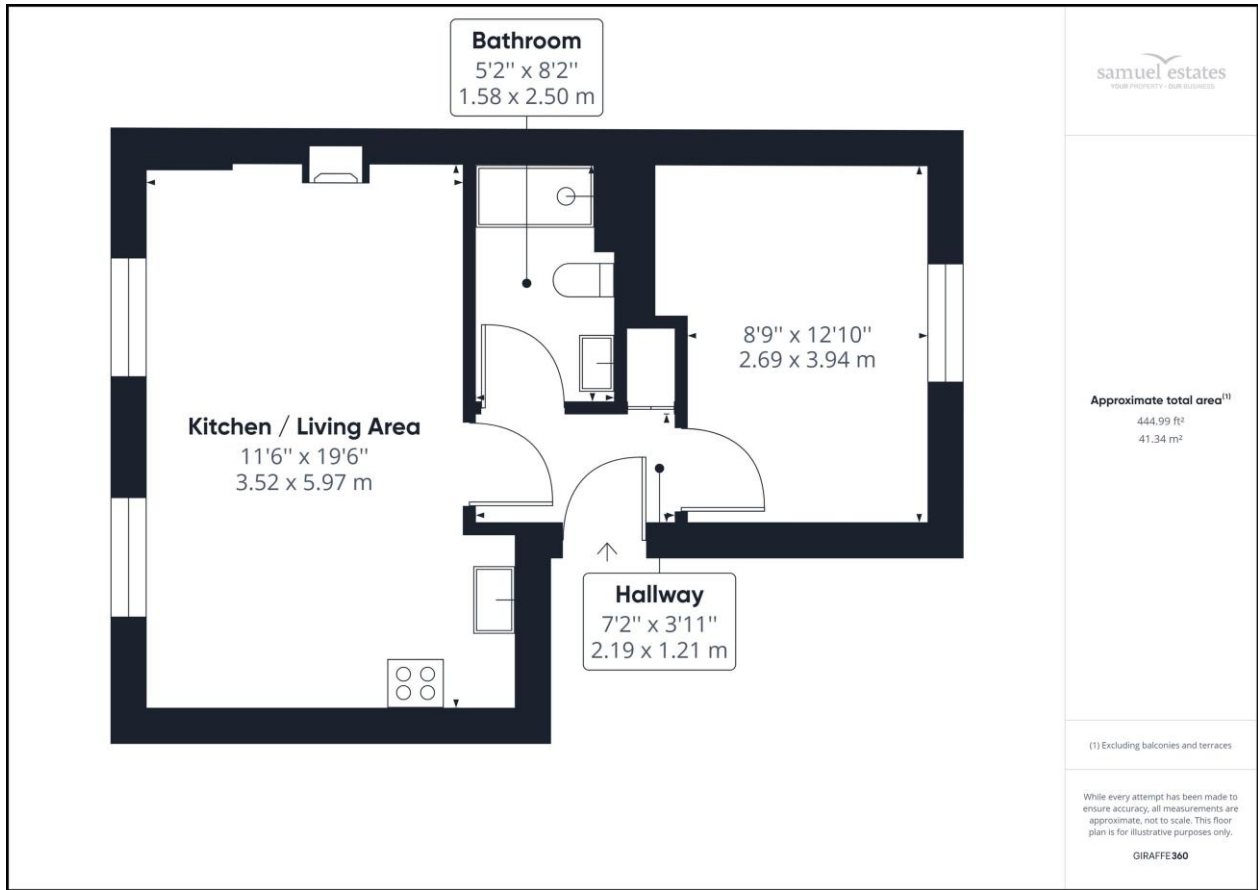
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 73 | 73 |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

