



# Ballater Road

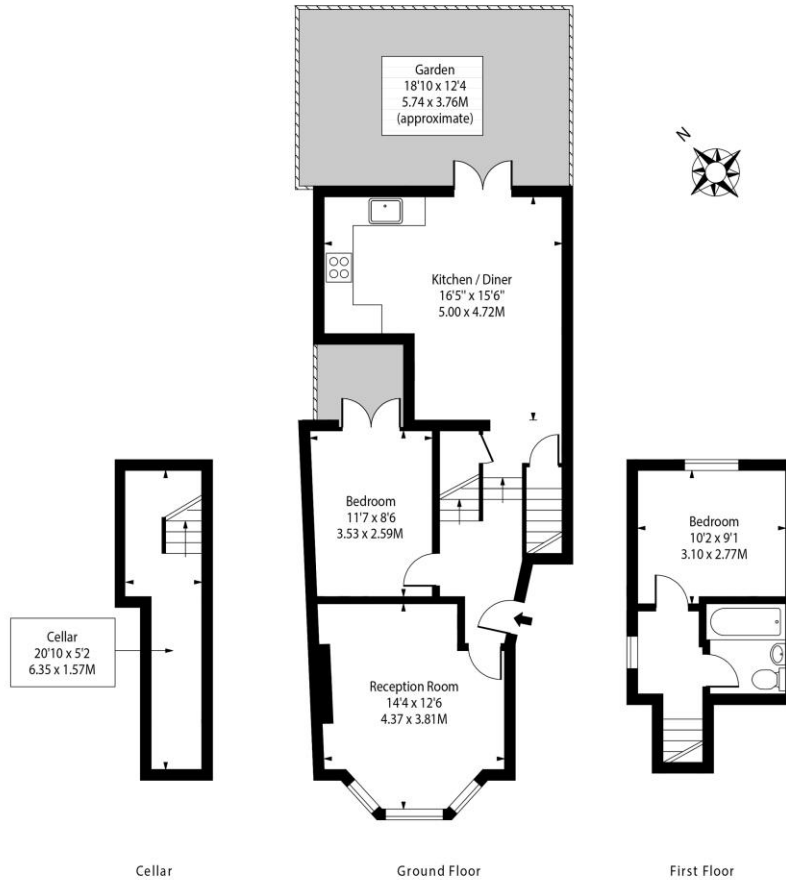
Brixton, SW2

£2,250 per month

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.

**CHESTERTONS**

## Ballater Road, SW2



Approx Gross Internal Area **849 Sq Ft - 78.87 Sq M**

(Includes Limited Use Area - 24 Sq Ft)


Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 47055



**Minimum Term:** 12 months  
**Deposit Required:** £2,596.15  
**Local Authority:** Lambeth  
**Council Tax Band:** C  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Clapham Common Lettings

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

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)

