

**TO LET**



**Harbut Road, Battersea, SW11**

**£2,400.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This charming Victorian conversion offers a thoughtfully designed, first-floor layout with two double bedrooms fitted wardrobes, the family bathroom includes both a bath and a shower attachment. The separate kitchen is equipped with a fridge freezer, gas cooker, dishwasher, and washing machine, a large, light-filled living room with a decorative fireplace. The property benefits from fresh repaint and new carpets throughout.

Positioned just moments away from Clapham Junction and the vibrant array of shops, bars, and restaurants on St John's Hill, this property boasts a split-level floor plan. Its prime location makes it a perfect residence for those seeking the blend of excellent transport links, popular bars, pubs and restaurants and convenient array of shops.



## 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 – 18/05/2024

Holding deposit amount – £550

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Wandsworth Council



**Property Type**

Flat (First Floor)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas



**Broadband**

Fibre



**Mobile Signal**

Good



**Flood Risk**

Has the property been flooded in the past five years: **NO**

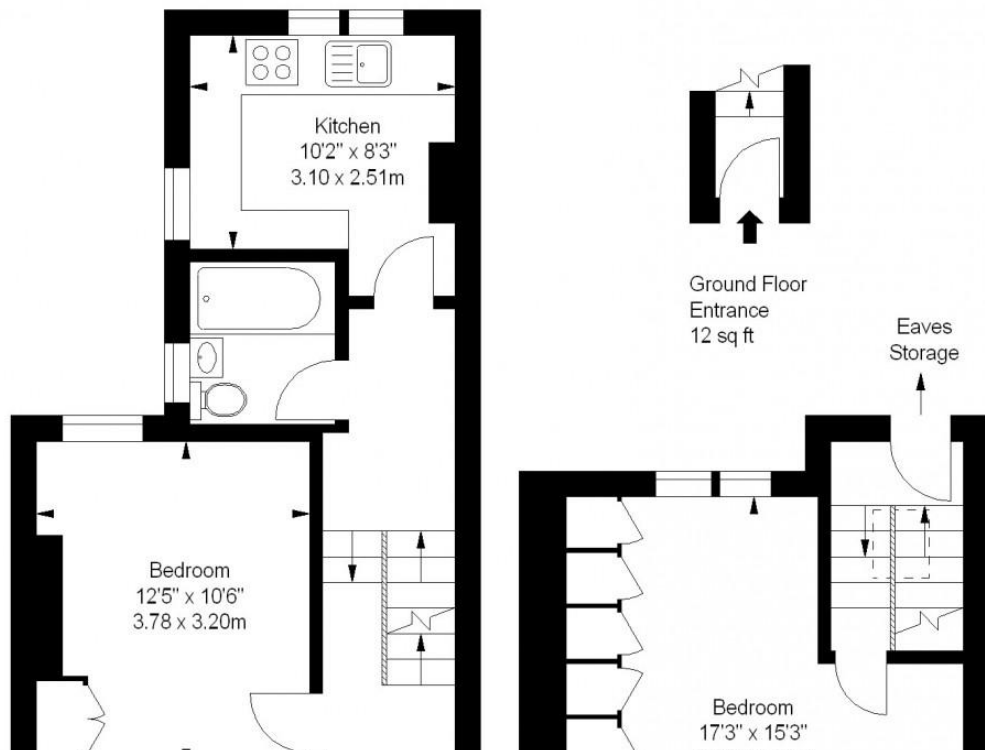
Level of Risk: **None**



**Proposed Development in Immediate Locality?**

None

Harbut Road, SW11  
 Approximate gross internal area  
 860 sq ft / 76.89 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		<b>75</b>
55-68 <b>D</b>		
	<b>50</b>	

**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

