

TO LET



Clapham Park Road, Clapham Common, SW4

£3,000.00 PCM

 **3**

 **2**


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Property Description

This three double bedroom, first floor flat is located on vibrant bustling Clapham Park Road. The property features three double bedrooms, one of which has an en-suite bathroom, a large kitchen with ample cupboard space, an open plan living area. Large family bathroom with shower over bath.

The property is located with easy access to central London, a moment walk from Clapham High Street and Clapham Common Tube. It's also ideally situated for local bars, pubs, restaurants, shops and the large open spaces of Clapham Common Park. A great location for commuters!

Viewings strictly by appointment with Samuel Estates, contact us now to book a viewing. This property will go quick!



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

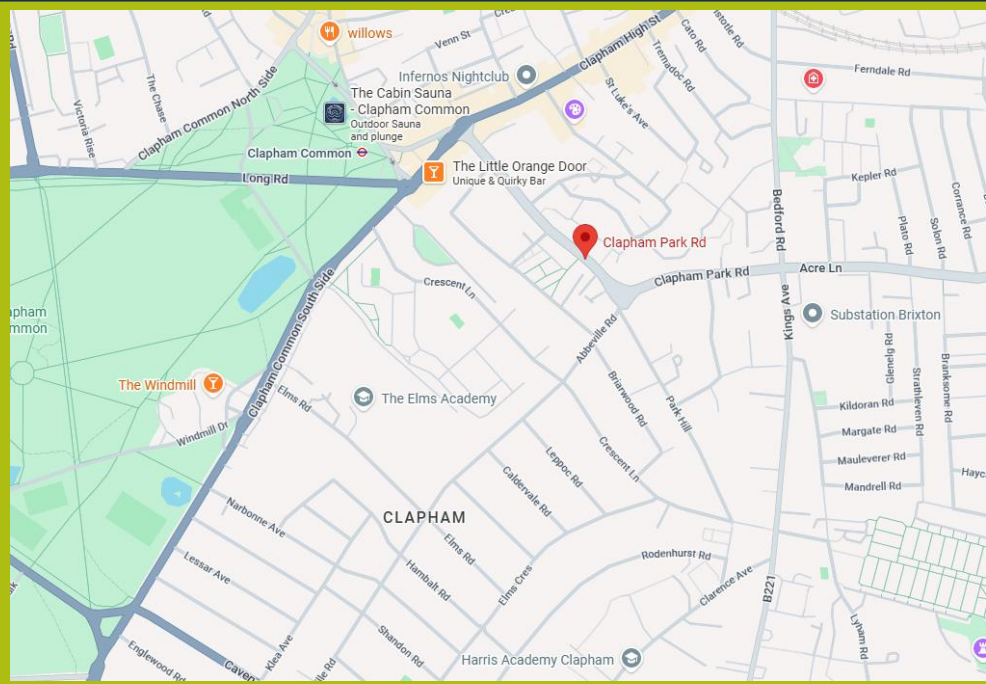
Date Available – 30/05/2026

Holding deposit amount – £692.2

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



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

Clapham Park Road, SW4

Approximate gross internal area
822 sq ft / 76.36 sq m

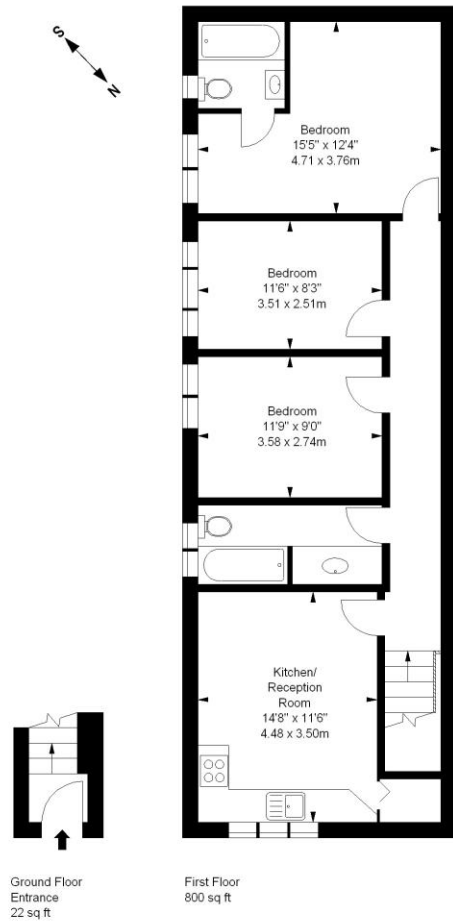


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	74
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

