

## Marjorie Grove Clapham, SW11 5SH

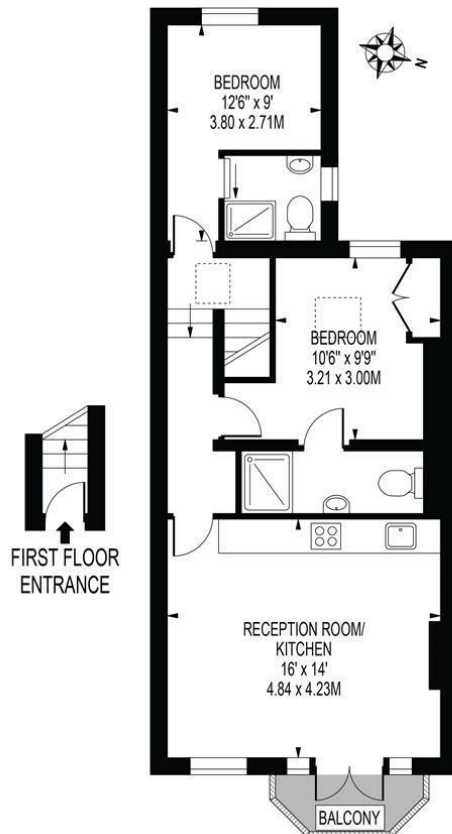
**£2,350 Per Month**



Gorgeous contemporary two bedroom, two bathroom apartment arranged over the upper floor of this impressive period residence close to Clapham Common. Features a stunning open plan living room/kitchen with balcony, and two double bedrooms with ensuite shower rooms. Located 0.8 miles of Clapham Junction station, 0.9 miles from Clapham Common tube (Northern line) and all the bars, restaurants and amenities of Northcote Road. An idea property for a professional couple or two professional sharers looking to be on a quiet residential road but close to all the benefits of the local area! Available unfurnished.

EPC band C. Council tax band C (Wandsworth).

**MAJORIE GROVE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 578 SQ FT - 53.67 SQ M



SECOND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two double bedrooms
- Two shower rooms
- 0.9 miles to Clapham Junction Station
- Oak Flooring
- Open plan kitchen/reception
- One months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council Tax Band C

