

Clapham Place, 340A Clapham Road, London, SW9 9FA

£645,000

A 3RD FLOOR TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT FOR RENT IN 'CLAPHAM PLACE' LOCATED ON CLAPHAM ROAD SW9.

Clapham Place is a small boutique development of just 62 apartments located on Clapham Road, 5 minutes walk to Stockwell Station (Victoria/Northern line) 8 minute walk to Clapham North Station & a 10 minute walk to Clapham High Street (Overground)

This apartment is set over 750 square feet and the accommodation comprises a light and spacious reception room with access to a balcony, fully fitted kitchen, a double bedroom with floor to ceiling windows, ample built in storage and a very nicely finished En-suite shower room. The second bedroom has floor to ceiling windows and use of the spacious luxury bathroom suite.

Further benefits for residents of Clapham Place include concierge and gym

GROUND RENT £500 PA / SERVICE CHARGE £3264 PA / LEASE 995 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- CLAPHAM PLACE SW9
- PRIVATE EAST FACING BALCONY
- 8 MIN WALK TO CLAPHAM NRTH STN
- 2 DOUBLE BEDROOMS 2 BATHROOMS
- CONCIERGE & GYM
- 10 MIN WALK TO CLAPHAM HIGH ST
- 750 SQUARE FOOT
- 5 MIN WALK TO STOCKWELL STN

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CLAPHAM PLACE



KITCHEN/DINING AREA



BUILDING ENTRANCE



RECEPTION ROOM



KITCHEN



RECEPTION ROOM

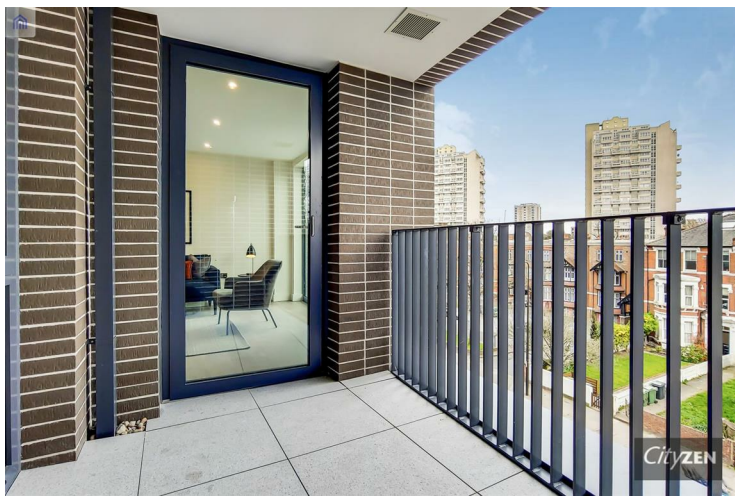
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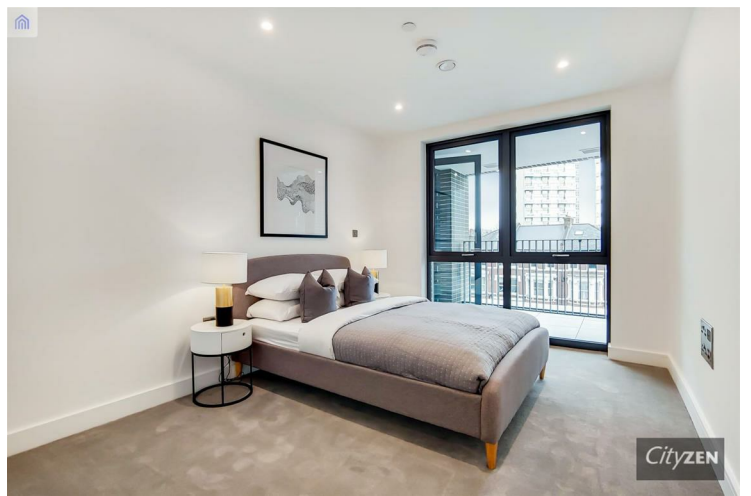
RECEPTION ROOM



BEDROOM



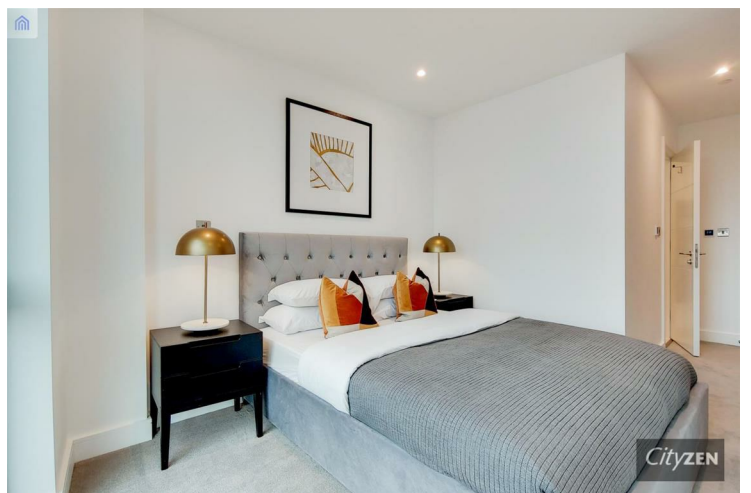
BALCONY



BEDROOM



VIEW FROM BALCONY

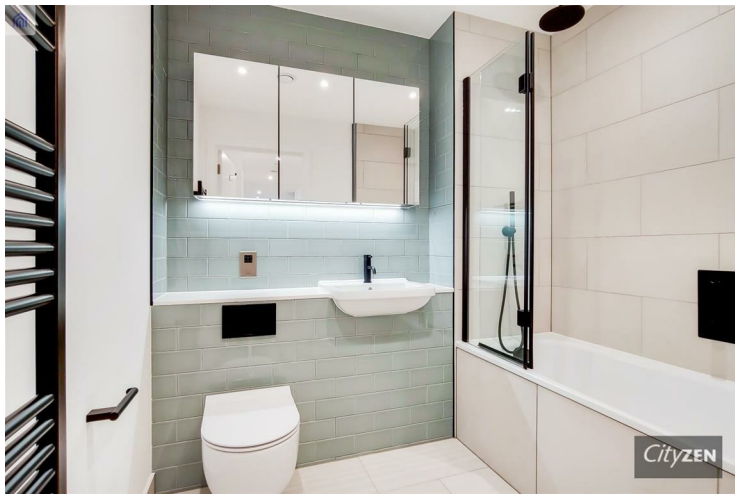


BEDROOM

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EN-SUITE SHOWER ROOM



BATHROOM



- Third Floor

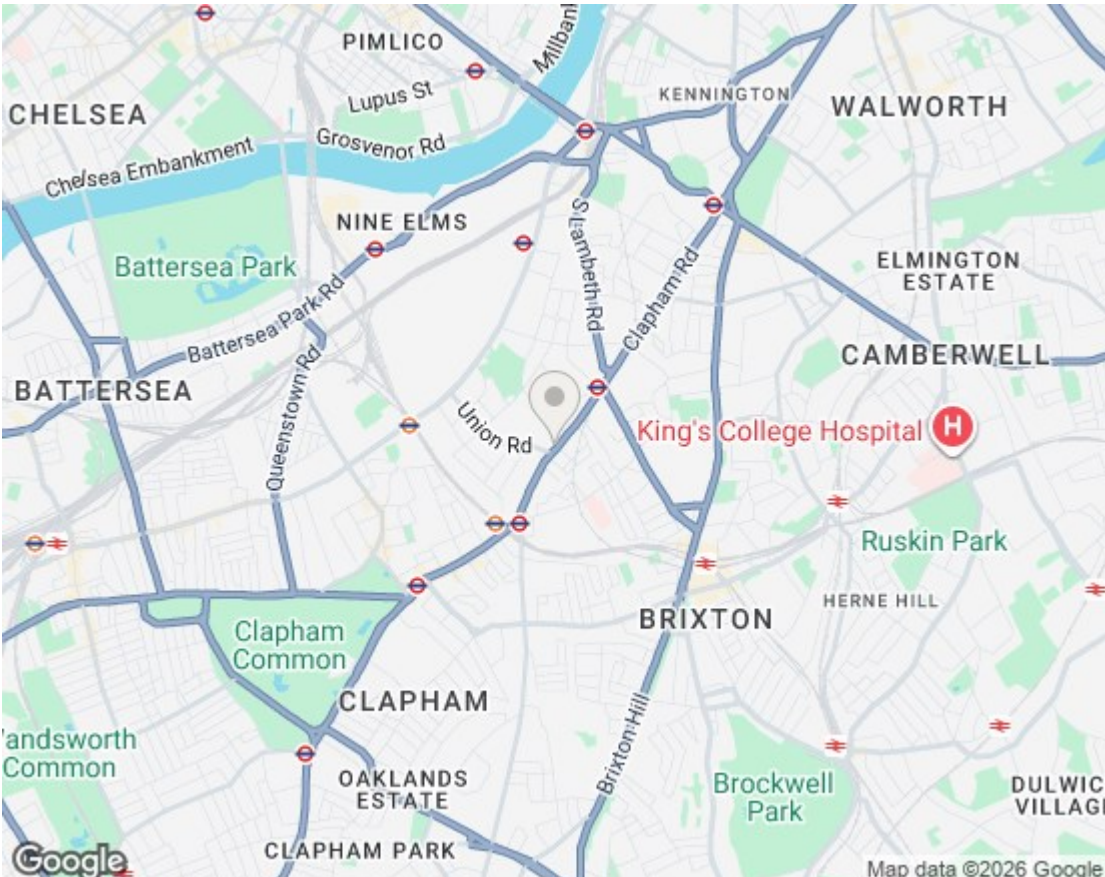
GROSS INTERNAL AREA (GIA) The footprint of the property 73.20 sqm / 787.92 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes swimming pools, restricted head height 69.70 sqm / 750.24 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 5.86 sqm / 63.08 sqft	RESTRICTED HEAD HEIGHT Limited to an area under 1.5m 0.00 sqm / 0.00 sqft
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spec Verified RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 70.08 sqm / 750.99 sqft
IPMS 3C RESIDENTIAL: 76.13 sqm / 819.45 sqft

WPC ID: 604b942897ba1903966dcd09



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.