

TO LET



St. John's Hill, SW11

£1,800.00 PCM



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Property Description

A two double bedroom flat located on the highly desirable St Johns Hill, SW11. The property boasts a open-plan living room / kitchen, two double bedrooms and a three piece bathroom. The property benefits from lots of light throughout and is perfect for a professional couple or sharers.

St Johns Hill is situated in an excellent location boasting with an array of local bars, restaurants and other local amenities nearby. Clapham Junction Rail Station is a short walk away offering easy access into London Waterloo, London Victoria and parts of Surrey. The Green open spaces of Clapham Common are also moments away.



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

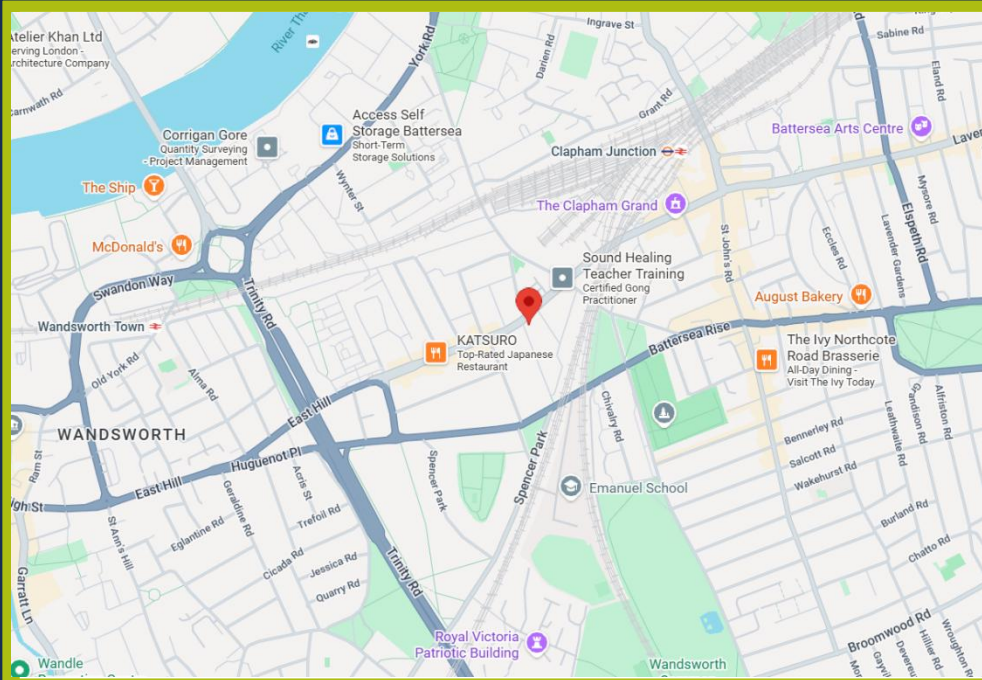
Date Available – 25/09/2026

Holding deposit amount – £415.38

Security Deposit amount (Five weeks rent) – £2,076.92

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Second 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

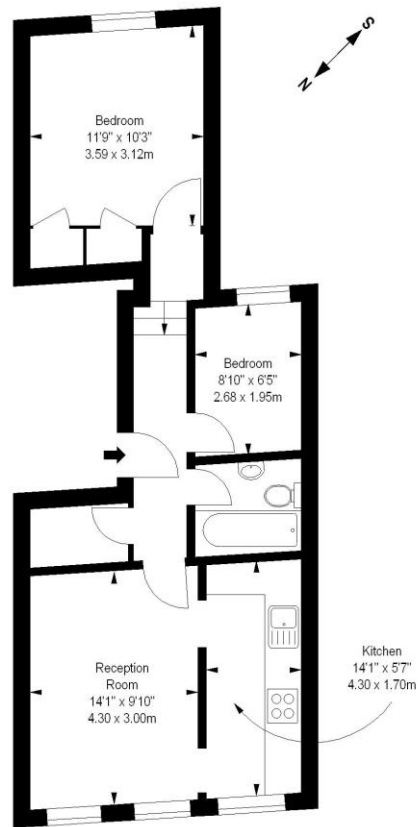


Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

St. Johns Hill, SW11
Approximate gross internal area
540 sq ft / 50.17 sq m



First Floor

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	67	73
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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

