



Flat (EPC Rating: C)

**41, BROCKETT HOUSE
UNION GROVE,
STOCKWELL,
LONDON, SW8 2RE**

**£1,850 Per
Month**



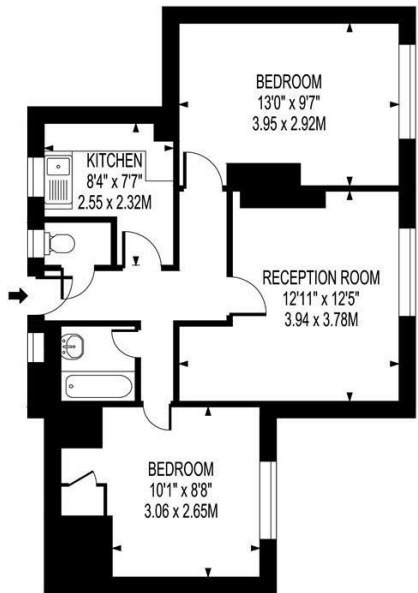
Avrasons
Est. 1965

2 Bedroom Flat located in London

Newly decorated, spacious 2 double bedroom period apartment, situated in a desirable area close to Multiple underground and mainline train stations. This lovely and bright apartment consists of 2 double bedrooms, fully equipped kitchen, separate living room with large window, modern bathroom suite plus separate W/C, and located on the 2nd floor of a well maintained and key fob entry period mansion block and is located within 5 minutes walk to Wandsworth Road Overground Station, Doctors, Tesco Express, Pure Gym, pubs/café's and Restaurants. Within 10 minutes walk you have Clapham North Tube Station, Clapham High Street... and an extra 5 minutes will take you to Clapham Old Town and Clapham Common Available 10th October, offered Furnished.

EPC: C
council tax: Lambeth Band B
Holding Fee: 1 weeks' rent
Damage Deposit: 5 weeks' rent
Gas central heating

BROCKETT HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT- 50.20 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.

Call us on

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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