



KELMSCOTT ROAD, LONDON, SW11
£450 per week*

Carter Jonas

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A fabulous, bright, two double bedroom split level flat in this excellent location 'Between the Commons' just off Northcote Road, therefore close to Clapham Junction, the 319 bus or a longer walk to Clapham South (Northern Line).

The flat is the top half of this Victorian terraced house, it has two double bedrooms, a large open reception room, kitchen/breakfast room and bathroom. The kitchen/breakfast room is galleried and looks over the reception room. This would be ideal for a couple or two professional sharers.

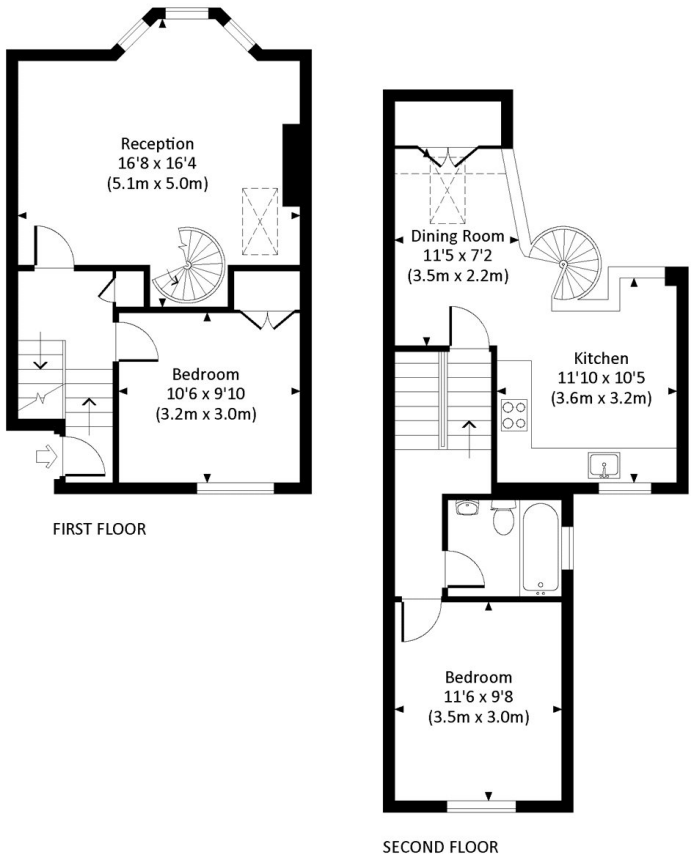
Kelmscott Road runs between Bolingbroke Grove and Webbs Road cutting through Northcote Road and is a few minutes walk from Clapham Junction station. There is a wonderful selection of shops, delis, restaurants and bars along Northcote Road.

- 2 Double Bedrooms
- Reception Room
- Kitchen/Breakfast Room
- Bathroom
- Close To Transport
- Unfurnished
- Council tax band E
- EPC rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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KELMSCOTT ROAD, SW11
Approx. gross internal area
835 Sq Ft. / 77.6 Sq M.



All measurements have been made in accordance withRICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 5933



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