

**LAVENDER HILL, LONDON, SW11**  
£2,500 per month\*

**Carter Jonas**



# LAVENDER HILL, LONDON, SW11

Stunning 2 double bedroom 2 bathroom dual aspect 3rd floor flat with far reaching views across the city moments from Clapham Junction. Flooded with light with floor to ceiling windows, a great feeling of space.

- 2 bedrooms
- 2 bathrooms (1 en suite)
- Modern
- Very light, large windows
- Views
- L shaped open plan reception/kitchen
- Wooden floors
- Good storage
- Secure building
- Parking (underground)
- Lavender Hill
- Clapham Junction
- Clapham Common
- Unfurnished

Lavender Hill is an excellent location with all the bars, cafes and restaurants. There's the popular Battersea Arts centre opposite and Clapham Junction is a short walk down the hill and many bus routes close by.

Tenancy Deposit = 5 weeks rent £2,884.62  
Holding Deposit = 1 weeks rent £576.92  
Council Tax Band: E

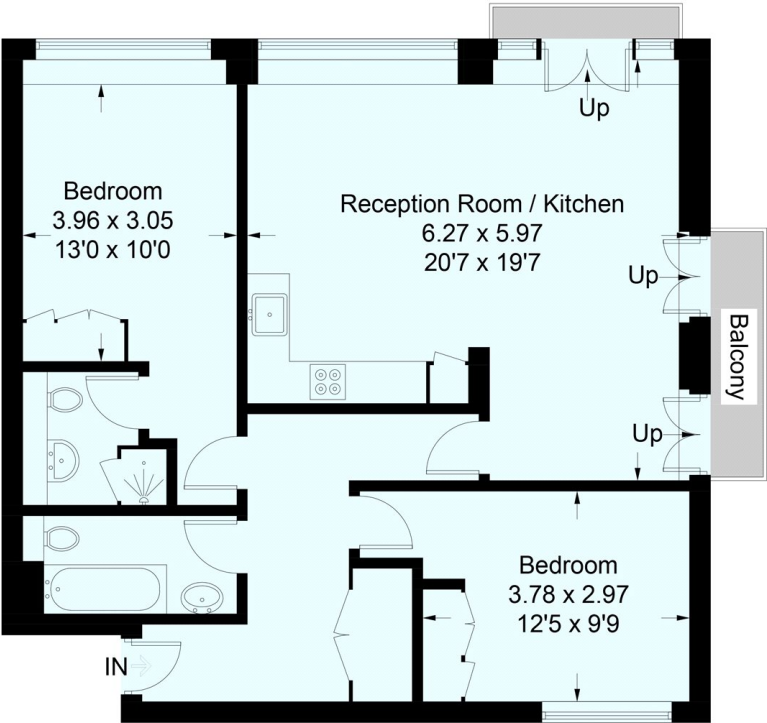
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Lavender Hill, SW11

Approximate Gross Internal Area  
83.1 sq m / 894 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID340828)



### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.