



**Clapham Common  
Westside**

**Clapham Common Westside  
SW4**

**TO LET**

With its large elegant reception commanding fabulous views over Clapham Common, this light and spacious two double bedroom top-floor flat, converted from a beautiful three-storey Victorian property has been attractively refurbished. It is neutrally decorated throughout and has a smart new fully-equipped kitchen and well-fitted bath/shower room. It has excellent built-in storage cupboards in both bedrooms and a large loft storage space.

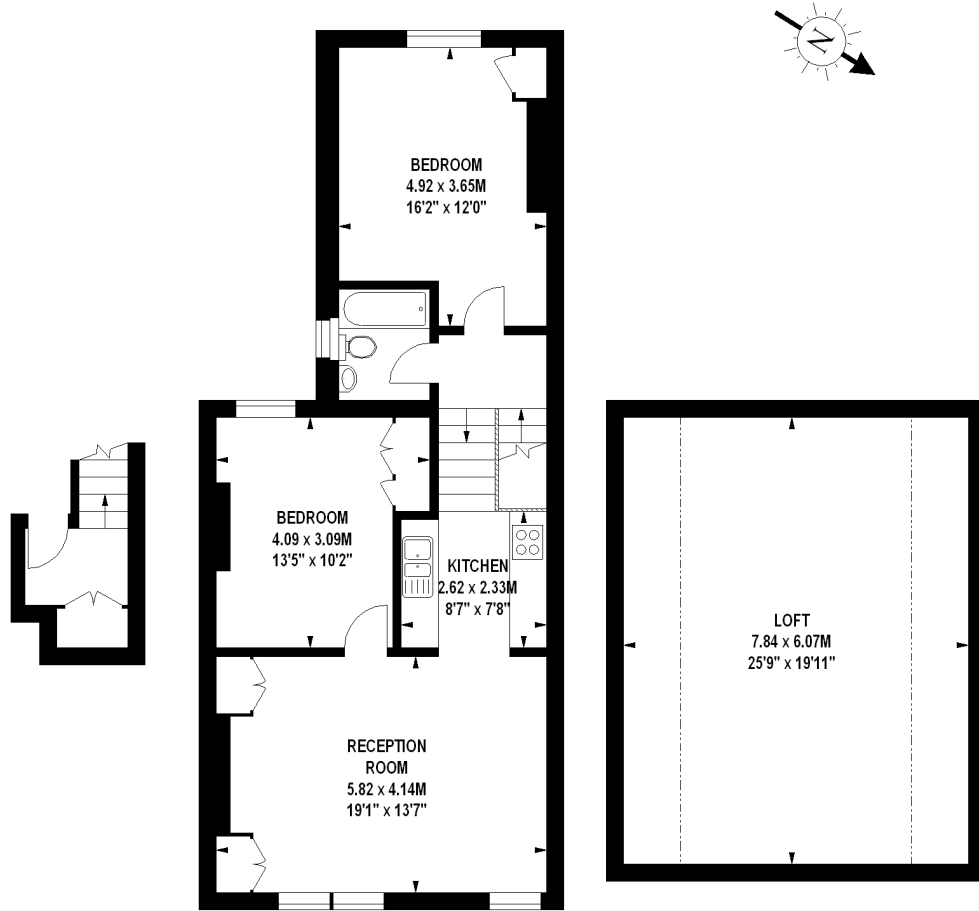
# Clapham Common Westside, SW4

Approximate gross internal area

76.64 sq m / 825 sq ft

Loft

47.47 sq m / 511 sq ft



**First Floor Entrance**  
48 sq ft

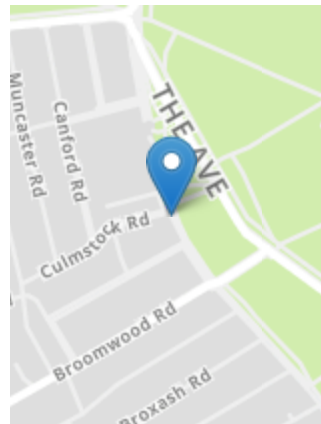
**Second Floor**  
777 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## PROPERTY FEATURES

- Modern Kitchen
- Prestigious Location
- Views over Common
- Attractively Refurbished
- Open-Plan Living Space
- Elegant Victorian Building
- Bath/Shower Room
- 2 Double Bedrooms
- Large Reception Room
- 825 Sq Ft / 76.6 Sq M



Energy Efficiency Rating		Current	Potential
100-100	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
Not energy efficient - Higher running costs			
		47	69

England, Scotland & Wales

## VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey