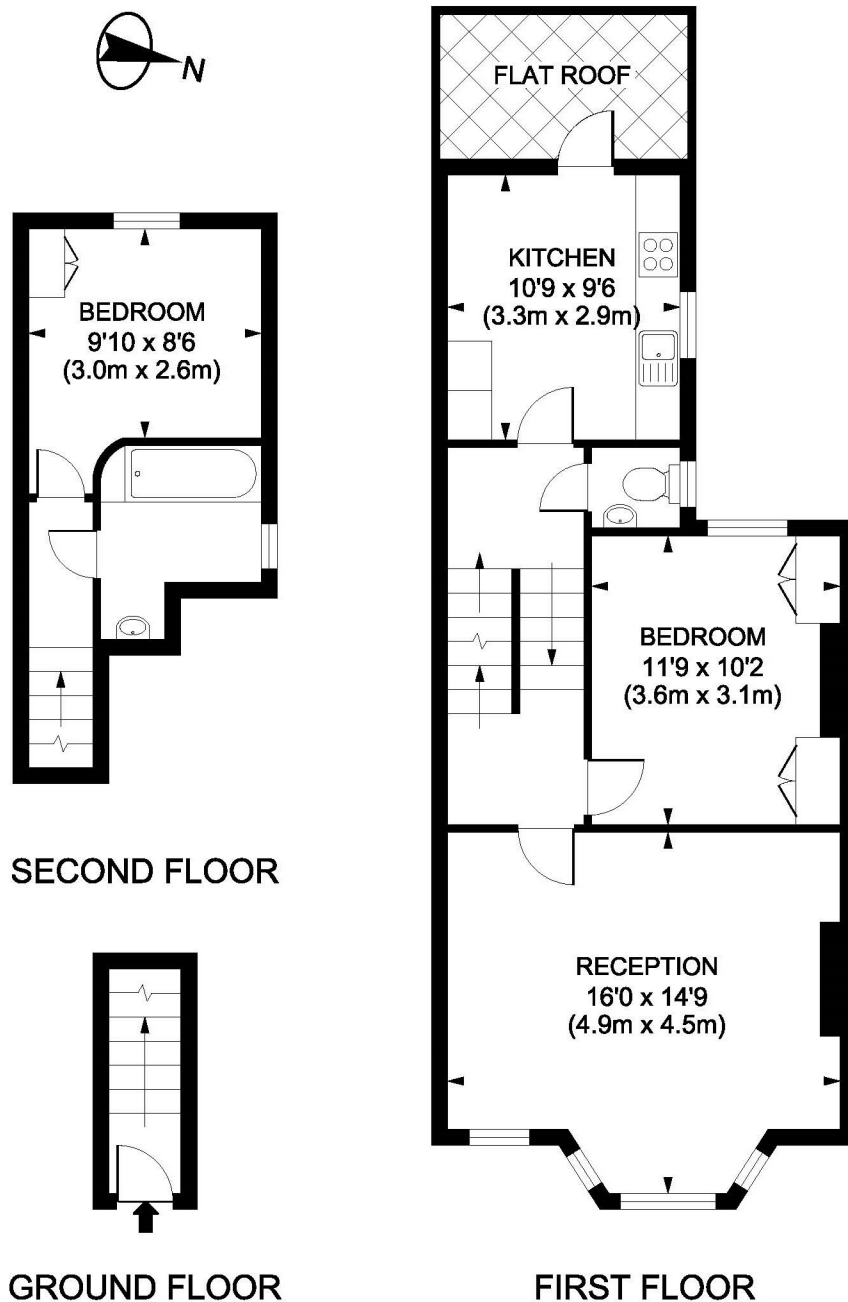




**Marney Road**  
**Clapham Common SW11**

**TO LET**

A bright and spacious two double bedroom upper maisonette on the first and second floors of this converted Victorian house. The property has a large front reception room and a kitchen/breakfast room which leads out to a sunny west-facing roof terrace.

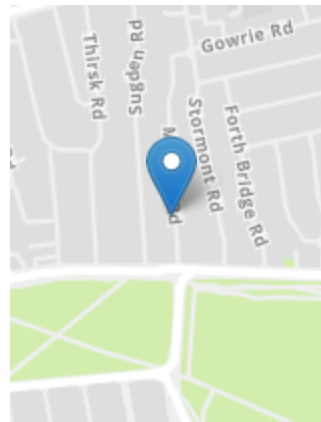


Marney Road, SW11  
Gross internal area 732 sq ft/68 sq metres  
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#### PROPERTY FEATURES

- Entrance Hall
- Cloakroom / WC
- Upper Maisonette
- Kitchen / Breakfast Room
- West-facing Roof Terrace
- London Borough of Wandsworth
- Bathroom / WC
- 2 Double Bedrooms
- Large Reception Room
- 732 SQ.FT / 68 SQ.M



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(1 to 38)	G		
Least energy efficient - higher running costs			
England, Wales & N.Ireland		64	71

#### 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