



Thurleigh Avenue
Between the Commons
SW12

TO LET

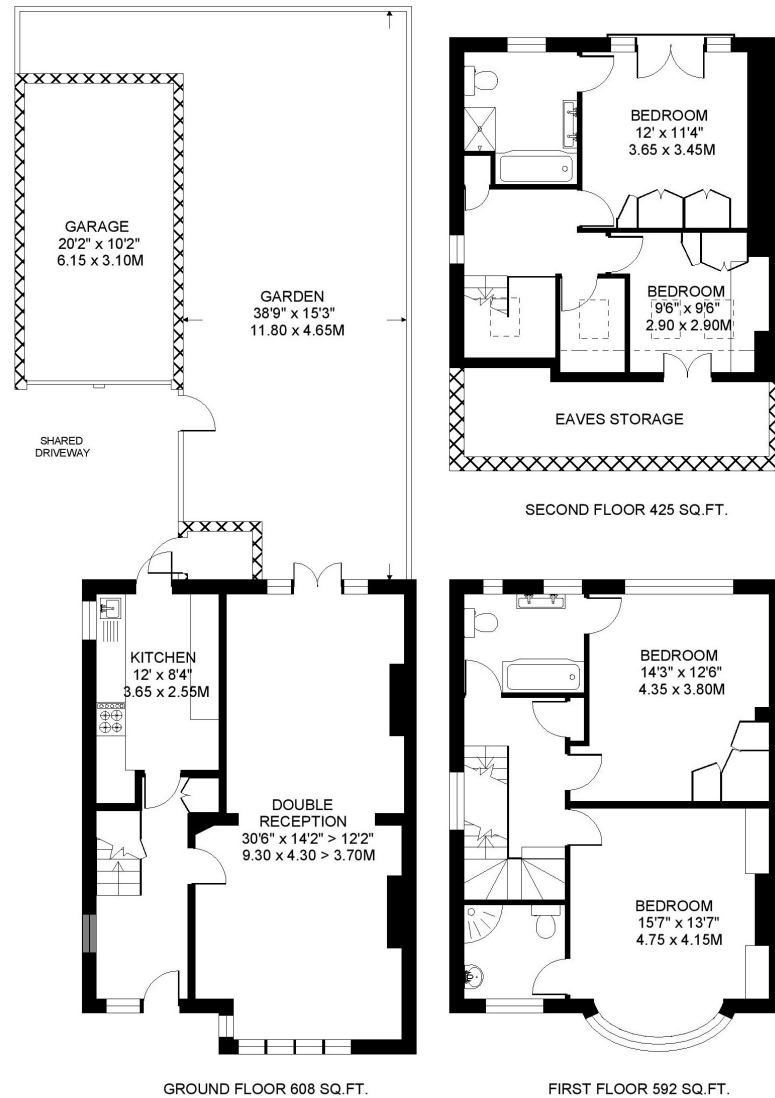
This wide, semi-detached house is beautifully presented from top to bottom, with four good-sized bedrooms, three superb bathrooms and a wonderfully secluded 38ft garden. Featuring both off-street parking and a secure garage, it's situated in a premier street close to exclusive Clapham Common Westside, and within easy reach of Clapham South.

THURLEIGH AVENUE
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1625 SQ.FT. / 150.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 332 SQ.FT. / 30.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1957 SQ.FT. / 191.7 SQ.M.



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" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850

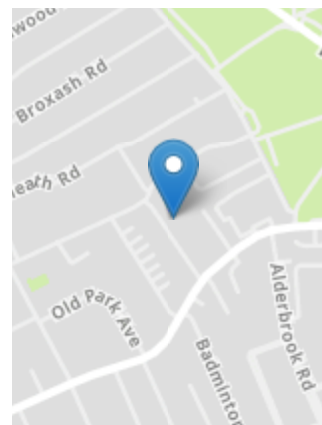


PROPERTY FEATURES

- Kitchen
- Garage
- 38' Garden
- Semi-Detached
- Off - Street Parking
- Separate laundry cupboard
- 4 Bedrooms
- 3 Bath/ Shower Rooms
- Double Reception Room
- 1653 SQ.FT/ 153.56 SQ.M

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



Energy Efficiency Rating			
Very energy efficient - lower running costs	A	Current	85
(92 to 100)	B		
(81 to 91)	C		
(65 to 80)	D		
(55 to 64)	E		
(45 to 54)	F		
(35 to 44)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland	EPC Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	A	Current	82
(92 to 100)	B		
(81 to 91)	C		
(65 to 80)	D		
(55 to 64)	E		
(45 to 54)	F		
(35 to 44)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland	EPC Directive 2002/91/EC		