



Manchuria Road
Between The Commons
SW11

TO LET

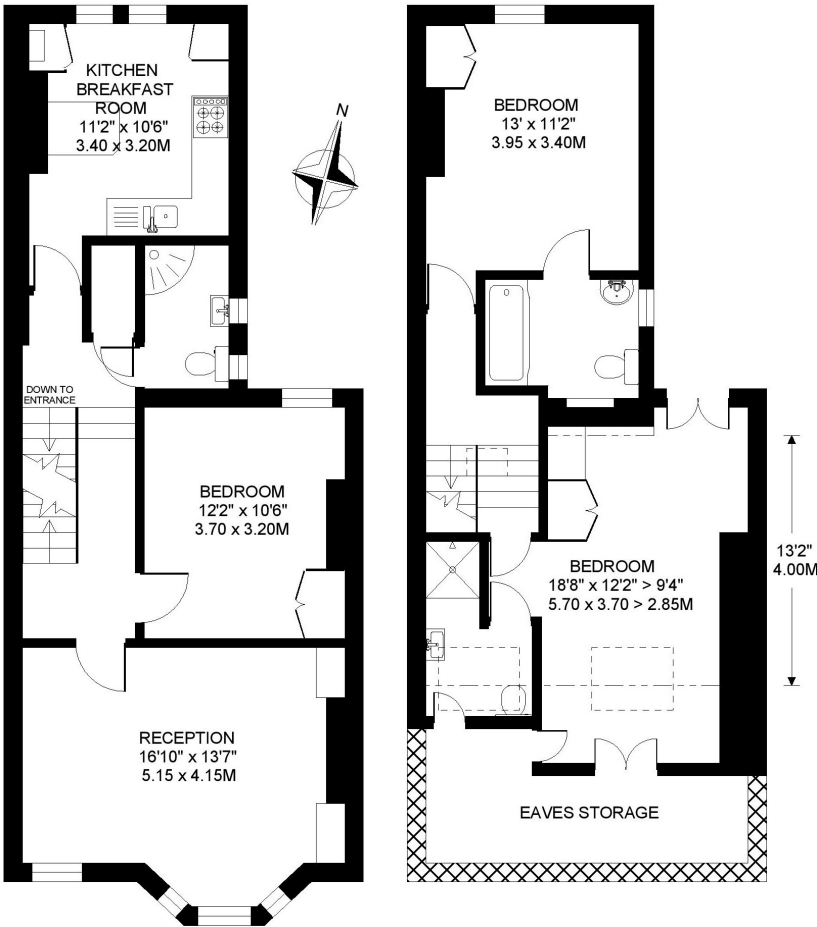
This large, cleverly-designed and smartly renovated three double bedroom, three bathroom apartment is arranged over three levels and is in excess of 1200 square feet. Beautifully appointed throughout, it would suit either a couple or a small family. Situated in a prime street quietly nestled directly off Clapham Common West Side close to the tube at Clapham South.

MANCHURIA ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1140 SQ.FT. / 105.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
▨ = 92 SQ.FT. / 8.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1232 SQ.FT. / 114.4 SQ.M.



FIRST FLOOR 632 SQ.FT.

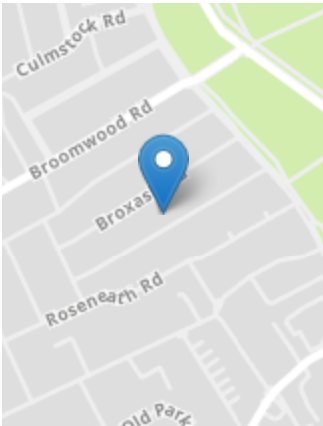
SECOND FLOOR 508 SQ.FT.

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PROPERTY FEATURES

- Upper Floors
- Entrance Hall
- Eaves Storage
- Newly Decorated
- Victorian Property
- Kitchen/ Breakfast Room
- Large Reception
- 3 Double Bedrooms
- 3 Bath/Shower Rooms
- 1232 SQ.FT/ 84 SQ.M (Including Storage)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	Current	Potential
	63	70

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