





Lavender Sweep
Clapham Junction SW11

TO LET

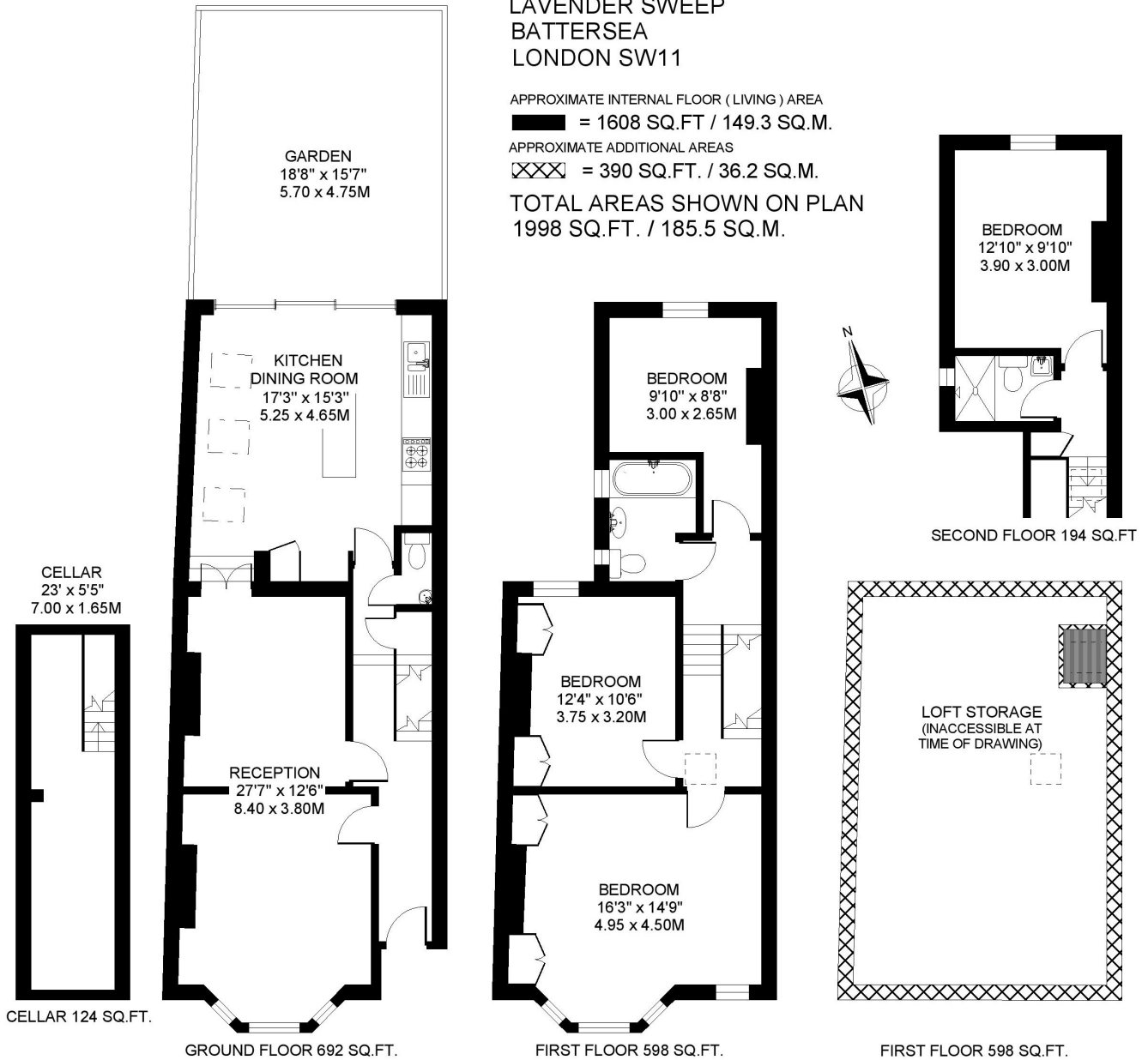
This beautifully designed natural four bedroom Victorian house has a blend of slick contemporary style and original features. Its smart extended family kitchen and living space make it a superb family home. Set in an ultra-convenient location adjacent to Clapham Common, about a quarter of a mile of Clapham Junction's excellent transport facilities, and with numerous restaurants, shops and bar/cafes virtually on the doorstep.

LAVENDER SWEEP
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1608 SQ.FT / 149.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 390 SQ.FT. / 36.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1998 SQ.FT. / 185.5 SQ.M.



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 "JOHN THOROGOOD"
 BY FLOORPLANNERS 07801 228850

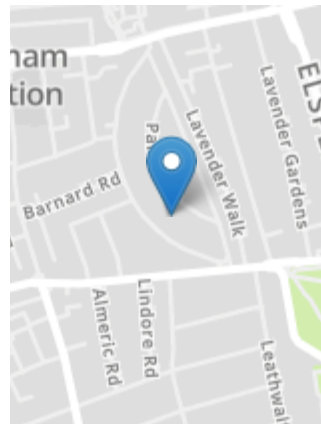


PROPERTY FEATURES

- Cellar
- Garden
- Entrance Hall
- Ground floor WC
- Extended Kitchen/ Family Room
- Double Reception
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- 1998 SQ.FT/185.5 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	Current	Potential	
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
AEC: energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
AEC: environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	