



**Amner Road**  
**Between The Commons**  
**SW11**

**TO LET**

This light and spacious five-bedroom Victorian house benefits from generous proportions, high ceilings and a lovely extended kitchen. Located between the commons on a premier street close to the West side of Clapham Common, and therefore handy for tube access to the City from Clapham South. It is ideally located close to excellent private schools, 384m from Honeywell School and 579m from Belleville School.



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NOT TO A GIVEN SCALE, FOR IDENTIFICATION PURPOSES ONLY  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PARTY WITHOUT PERMISSION



### PROPERTY FEATURES

- Cellar
- Downstairs WC
- Superb Location
- Extended Kitchen
- Shower Room/WC
- Paved 30 Rear Garden
- Five Bedrooms
- Double Reception Room
- Available December 2022
- Three Bathrooms (one en suite)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
161-191	B		
130-160	C		
100-129	D		
69-99	E		
40-68	F		
1-39	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	68

### 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