



ELSLEY ROAD, LONDON, SW11
£3,500 per month*

Carter Jonas

ELSLEY ROAD, LONDON, SW11

Charming beautifully presented three bedroom, two bathroom Shaftesbury Estate Victorian cottage close to Clapham Junction and all the amenities of Lavender Hill and Battersea.

Shaftesbury Estate
Victorian terraced house
3 bedrooms
2 bathrooms
Newly decorated throughout
Clapham Junction
Battersea
Northcote Road

The house is a larger than the average Shaftesbury Estate cottage with an elegant reception room and extended kitchen room leading to a pretty garden.

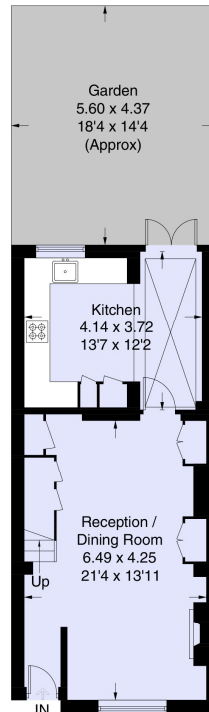
There are three good size bedrooms with good storage and a large bathroom with separate shower cubicle and a further shower room
Elsley Road is at the Latchmere Road end of the estate with the G1 bus route close by if needed and easily accessible for Battersea and Northcote Road.

Tenancy Deposit = 5 weeks rent £4,038.46
Holding Deposit = 1 weeks rent £807.69
Wandsworth Council Tax Band: E

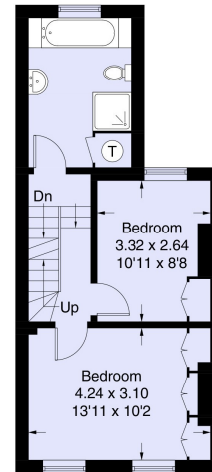
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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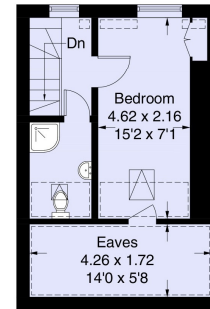
Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft
(Excluding Areas With Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 11.4 sq m / 123 sq ft
Total = 106.3 sq m / 1144 sq ft



Ground Floor
43.6 sq m / 469 sq ft

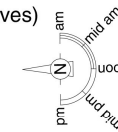


First Floor
36.9 sq m / 397 sq ft



Second Floor
25.8 sq m / 278 sq ft
(Including Reduced Headroom / Eaves)

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

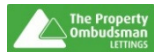


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Classification L2 - Business Data

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