

Tilson Gardens , Clapham SW2

Borough: Lambeth

£1,400 pcm

- One double bedroom flat
- First floor

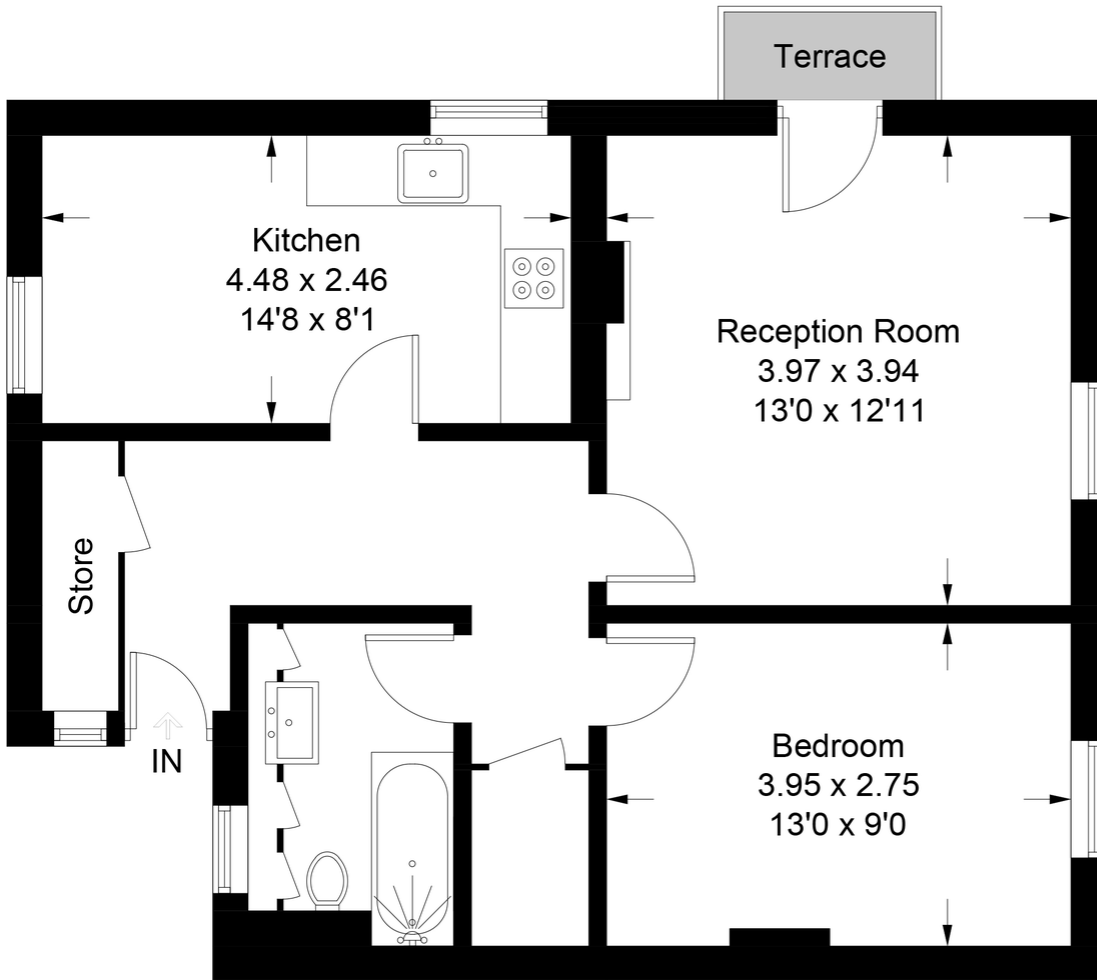


This well-proportioned, first floor one bedroom flat comprises; eat-in kitchen with appliances, separate lounge with balcony, double bedroom and modern bathroom. The property is in excellent decorative order and is located next to the junction of Kings Avenue and the south circular granting access to Clapham and Brixton. Available now, unfurnished.

Rent (£1,400pcm), 5 week security Deposit (£1,615.00), 12 month tenancy. Council tax band B, Lambeth.

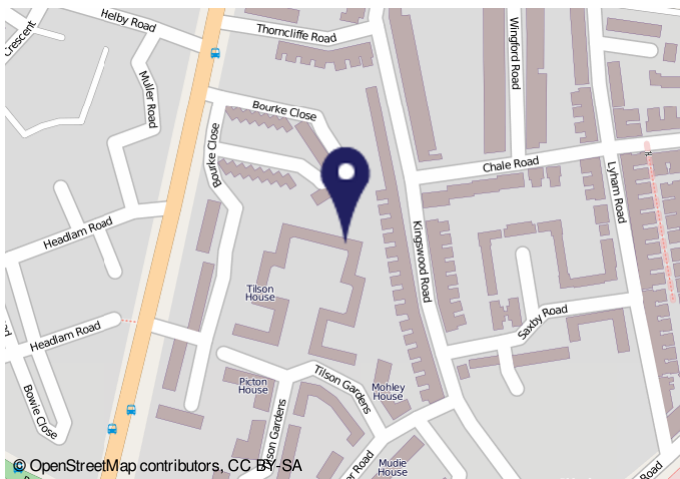
6 Tilson House

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



First Floor

This 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. (ID872663)



Energy performance certificate (EPC)

Flat 6 Tilson House Tilson Gardens LONDON W17 4LY	Energy rating C	Valid until 20 August 2024
Property type Mid-floor flat	Certificate number 2008-8025-7260-2264-4994	
Total floor area 45 square metres		
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply to an exemption. View the full details of the exemption process on the Energy Performance Certificate website.		
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be B. See how to improve the property's energy performance.		

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.