



Rectory Grove, London, SW4

£410 Per Week - Available 07/08/2017

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*Beyond your expectations*

*Well presented ground floor garden apartment in the heart of Clapham Old Town.*

2 Bedrooms | 1 Bathroom | Furnished | Period Features | Patio Garden | Available 7th Aug.

### Description

This maisonette is located on the ground floor of a Victoria property. With a lovely reception room at the front of the property and a separate breakfast kitchen with a door leading out to the garden, there are also two double bedrooms and a modern bathroom. The period features, space and light make this a wonderful home perfect for a professional couple. Call us between our extended opening hours of 6 - 10PM Monday to Thursday to arrange an appointment.

### Situation

As well as enjoying the benefits of Clapham Old Town, the property is also located within easy walking distance of Clapham Common tube station, Wandsworth Road overland station, and a variety of bus routes making access to Central

London, the City and Docklands easy. The lively Clapham High Street offers a wide range of amenities from hair and beauty salons, boutiques, shops and supermarkets, bars, restaurants and cafes, gyms, a cinema and the increasingly popular Venn Street Saturday Farmers market.

### Furnishing

Furnished



Garden



Living Room

### Hamptons Clapham Lettings

27-31 The Pavement, Clapham

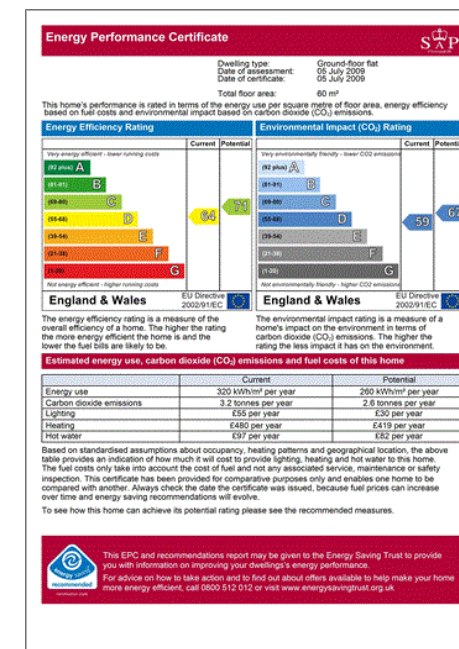
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## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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