



Clapham Place, 340A Clapham Road, London, SW9 9FA

£669 Per Week

A 2 BEDROOM APARTMENT FOR RENT IN 'CLAPHAM PLACE' LOCATED ON CLAPHAM ROAD SW9. THIS WAS THE DEVELOPMENT SHOW FLAT AND AS SUCH BENEFITS FROM BEING FULLY FURNISHED AND INTERIOR DESIGNED.

Clapham Place is a small boutique development of just 62 apartments located on Clapham Road, 5 minutes walk to Stockwell Station (Victoria/Northern line) 8 minute walk to Clapham North Station & 10 minute walk to Clapham High Street (Overground)

This apartment is set over 786 square foot of space and comprises a light and spacious reception room with access to an East facing balcony, fully fitted kitchen, 2 double bedrooms with floor to ceiling windows and ample built in storage and a very nicely finished bathroom suite and En suite to the master bedroom.

Further benefits for residents of Clapham Place include own concierge and gym

COMES FURNISHED & INTERIOR DESIGNED.

AVAILABLE FROM 09.09.2024

- CLAPHAM PLACE SW9
- 2 BEDROOMS, 2 BATHROOMS
- 786 SQUARE FOOT
- 2 BALCONIES
- CONCIERGE & GYM
- 5 MIN TO STOCKWELL STN
- 8 MIN TO CLAPHAM NRTH STN
- 10 MIN TO CLAPHAM HIGH ST
- EX SHOW FLAT
- AVAILABLE FROM 09.09.2024

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RECEPTION ROOM



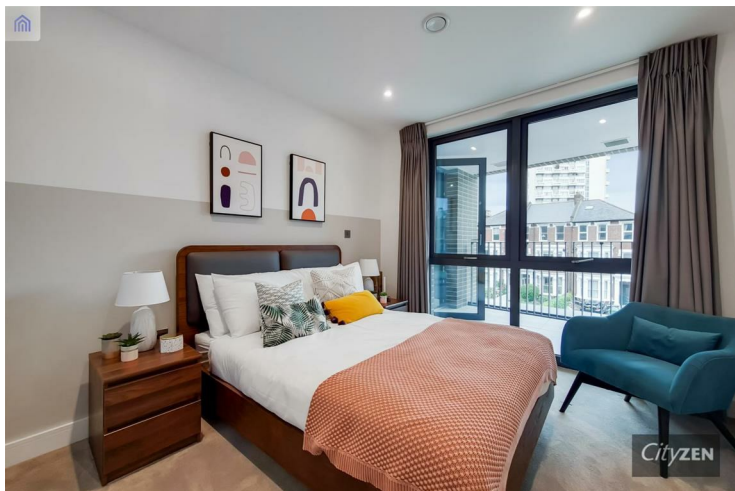
RECEPTION ROOM



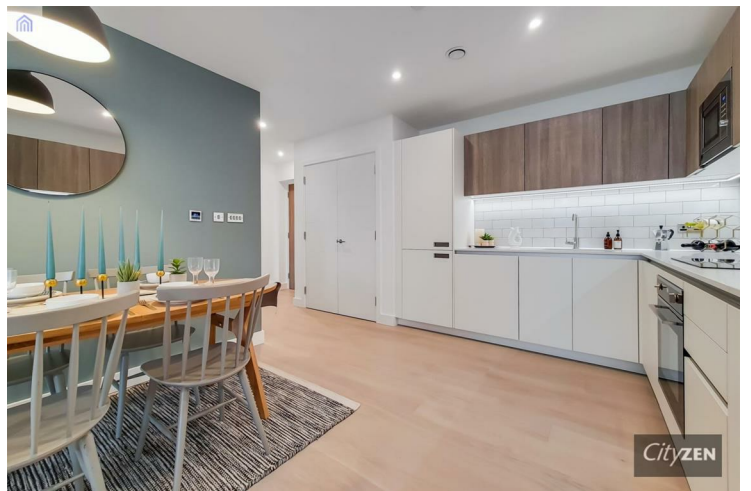
KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

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RECEPTION ROOM



CLAPHAM PLACE



BEDROOM



BEDROOM



BEDROOM



SHOWER ROOM

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BATHROOM



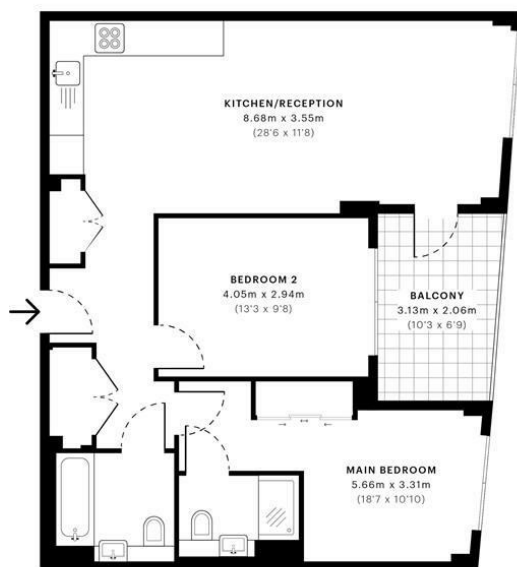
CLAPHAM PLACE



BALCONY



BALCONY



— Second Floor

GROSS INTERNAL AREA (GIA)
The floorplate of the property
73.01 sqm / 785.87 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids, mezzanines, limited head height
70.01 sqm / 753.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.80 sqm / 62.43 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 76.81 sqm / 848.30 sqft
IPMS 3C Residential: 76.37 sqm / 822.04 sqft
SPRIS ID: 601fab0c360894590dda23e109

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

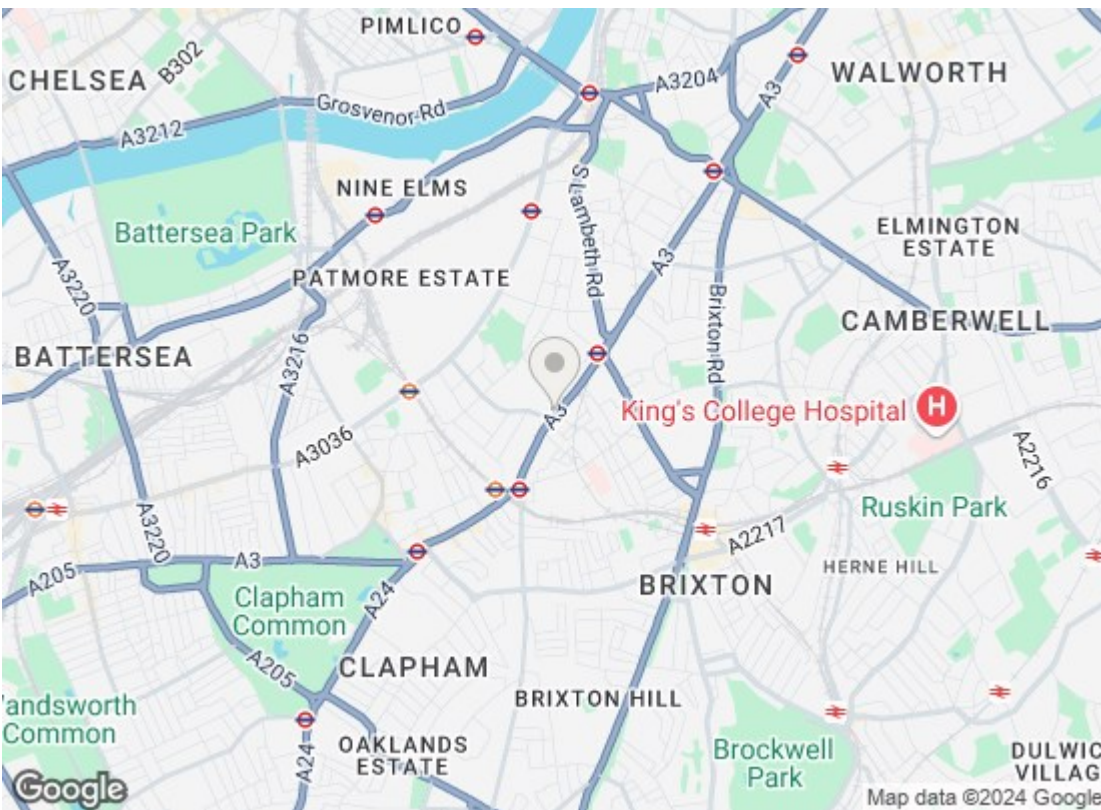
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to 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, floorplans 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) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.