



Auckland Road
Clapham Junction SW11

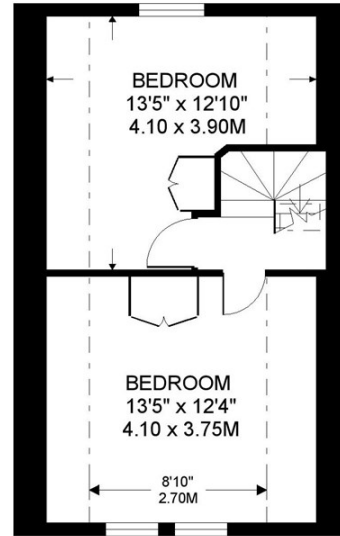
TO LET

Incredibly rare, this semi-basement Victorian home offers a seductive blend of style and flexible living, with two floors of entertaining space, three double bedrooms and a landscaped 40ft SW-facing garden. All this in a super-convenient location just off Northcote Road and Battersea Rise.

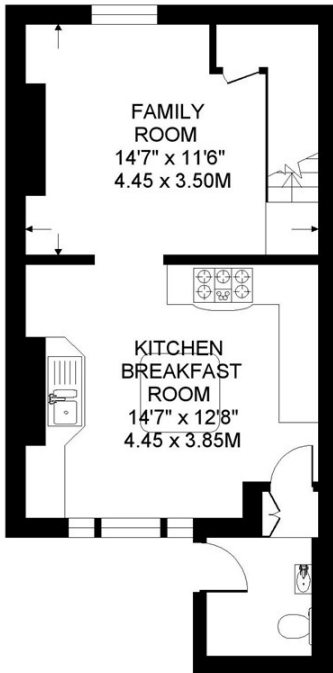
AUCKLAND ROAD. SW11
 APPROXIMATE INTERNAL FLOOR AREA
 1462 SQ.FT / 135.8 SQ.M.



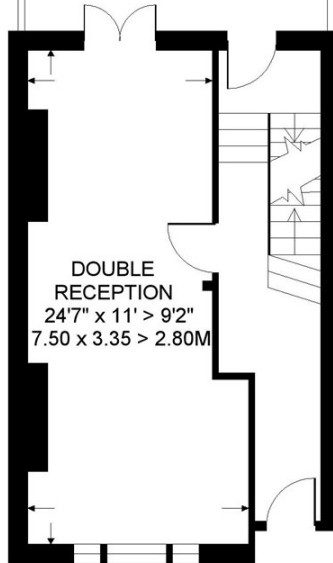
GARDEN
 41' x 15'
 12.50 x 4.60M



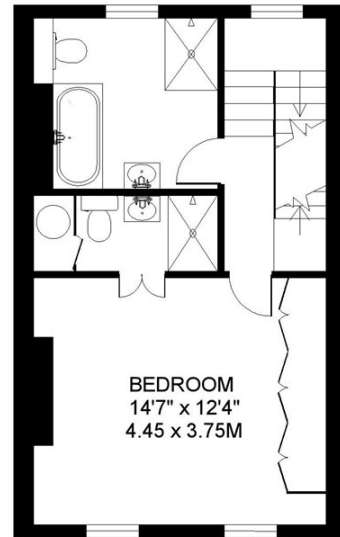
SECOND FLOOR 347 SQ.FT



LOWER GROUND FLOOR 408 SQ.FT



RAISED GROUND FLOOR 362 SQ.FT



FIRST FLOOR 367 SQ.FT

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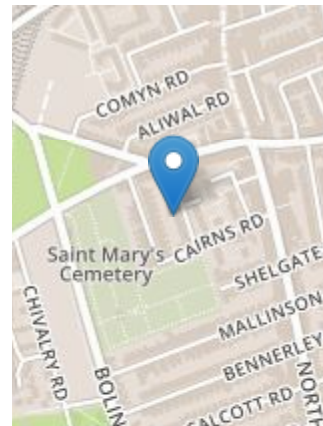


PROPERTY FEATURES

- Double Reception Room
- Kitchen/Breakfast Room
- Family Room
- WC/Utility Room
- Master Bedroom
- En Suite Shower Room
- Large Family Bathroom
- 2 Further Double Bedrooms
- 41' SW-Facing Garden
- 1462 SQ.FT/135.8 SQ.M

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Maximum
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<small>ACE energy efficient - higher running costs</small> <small>England, Wales & N.Ireland</small>		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<small>ACE environmentally friendly - higher CO₂ emissions</small> <small>England, Wales & N.Ireland</small>		