



Lavender Sweep
Clapham Junction SW11

TO LET

This beautifully designed natural four bedroom Victorian house has a blend of slick contemporary style and original features. Its smart extended family kitchen makes it a superb family home. Set in an ultra-convenient location adjacent to Clapham Common, about a quarter of a mile of Clapham Junction's excellent transport facilities, and with numerous restaurants, shops and bar/cafes virtually on the doorstep.

**LAVENDER SWEEP
BATTERSEA
LONDON SW11**

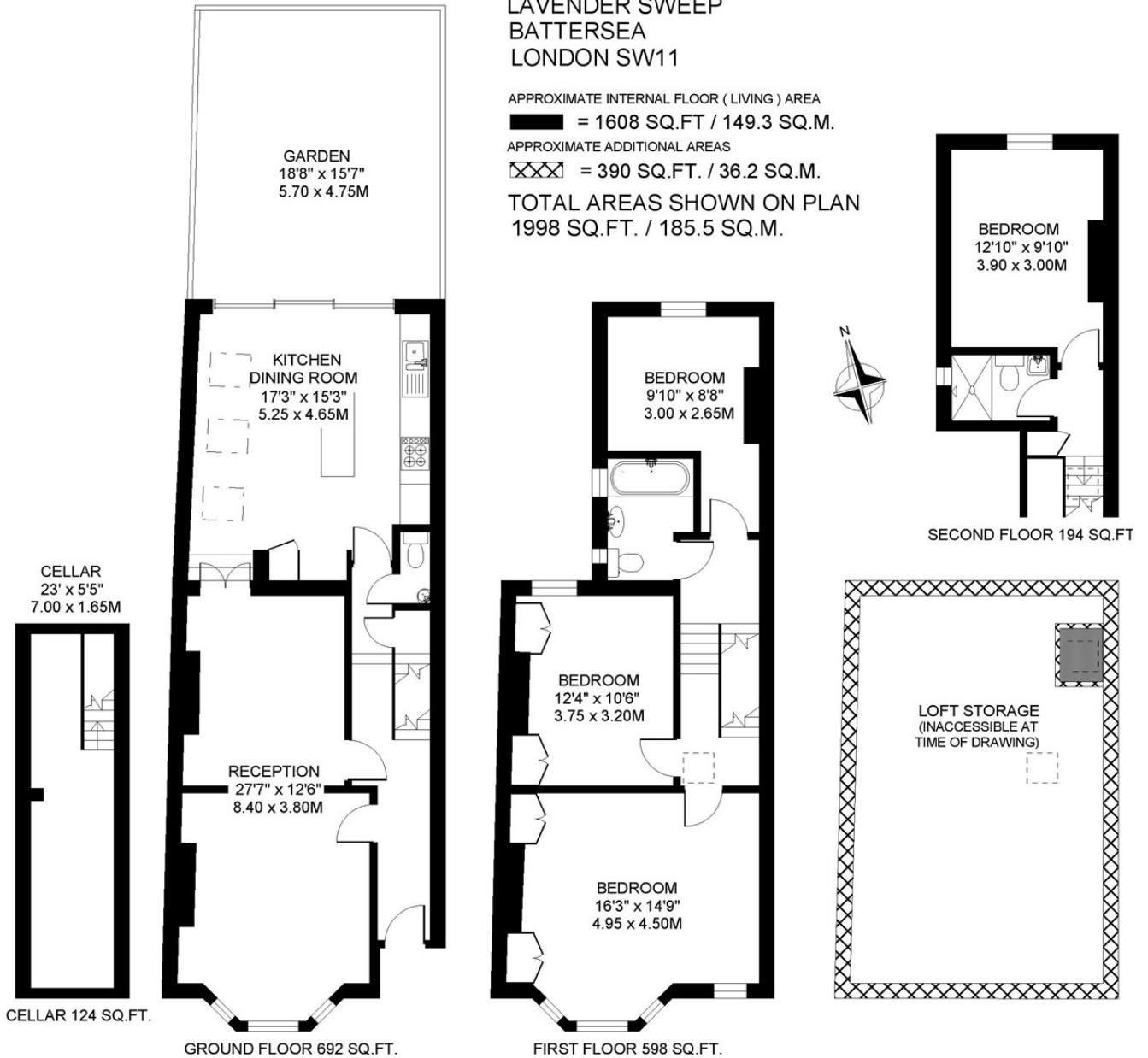
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 1608 SQ.FT / 149.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▤ = 390 SQ.FT. / 36.2 SQ.M.

**TOTAL AREAS SHOWN ON PLAN
1998 SQ.FT. / 185.5 SQ.M.**



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" JOHN THOROGOOD "
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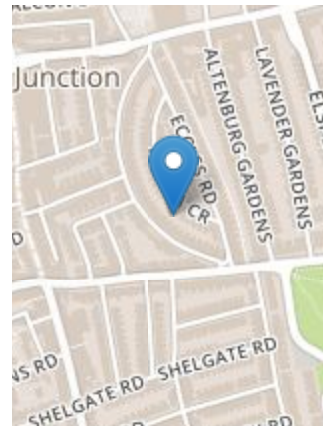


PROPERTY FEATURES

- Entrance Hall
- Double Reception
- Extended Kitchen/ Family Room
- Garden
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Ground floor WC
- Cellar
- Large Loft Space
- 1998 SQ.FT/185.5 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 solicitor to avoid a wasted journey



Energy Efficiency Rating			
Very energy efficient - lower running costs	A	B	C
(92 to 100)	A	B	C
(81 to 91)	B	C	D
(69 to 80)	C	D	E
(55 to 68)	D	E	F
(39 to 54)	E	F	G
(1 to 38)	F	G	
(1 to 29)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland EPC Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	A	B	C
(92 to 100)	A	B	C
(81 to 91)	B	C	D
(69 to 80)	C	D	E
(55 to 68)	D	E	F
(39 to 54)	E	F	G
(1 to 38)	F	G	
(1 to 29)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland EPC Directive 2002/91/EC			