



Chatto Road
Between the Commons
SW11

TO LET

Located within the likely catchment area for both Honeywell and Belleville Schools, this five-bedroom Victorian terrace house offers an extended kitchen with utility room as well as a south-facing garden and separate roof terrace. Newly redecorated and re-carpeted, it is available immediately. Situated close to Northcote Road, transport at Clapham South and Clapham Junction, and the open spaces and amenities of both Wandsworth and Clapham Commons.

CHATTO ROAD LONDON SW11



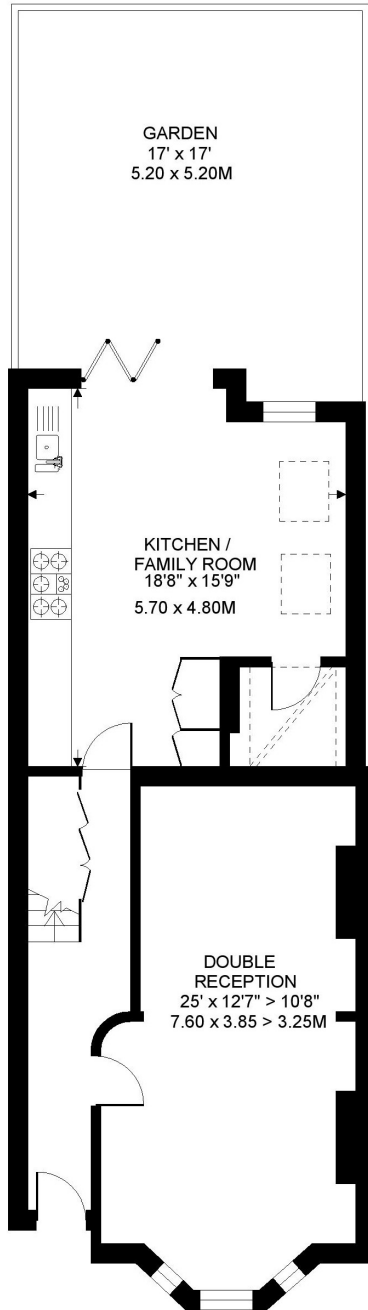
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

█ = 1605 SQ.FT / 149.1 SQ.M.

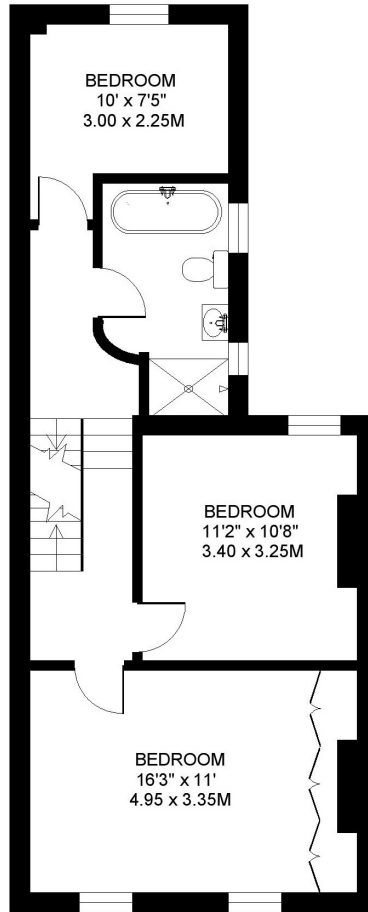
APPROXIMATE ADDITIONAL AREAS

▨ = 90 SQ.FT. / 8.3 SQ.M.

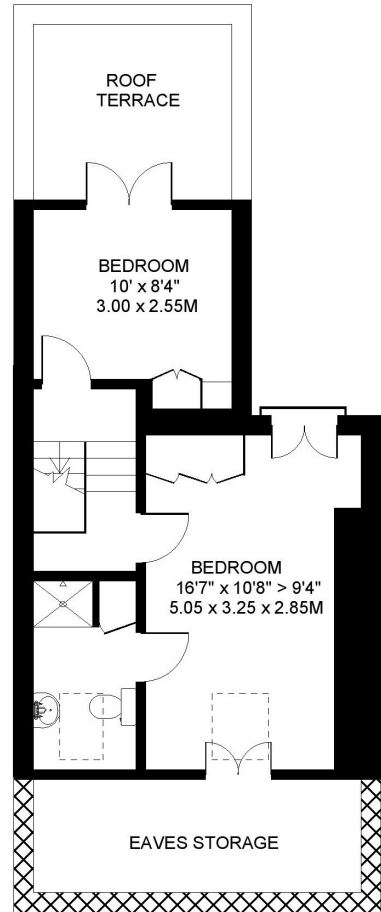
TOTAL AREAS SHOWN ON PLAN
1695 SQ.FT. / 157.4 SQ.M.



GROUND FLOOR 675 SQ.FT.



FIRST FLOOR 568 SQ.FT.



SECOND FLOOR 362 SQ.FT.

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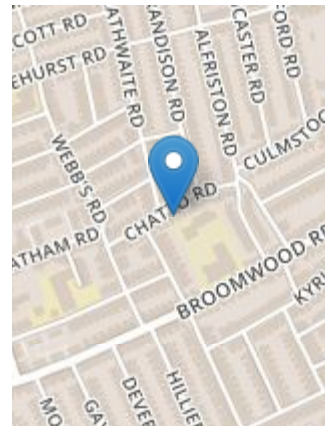


PROPERTY FEATURES

- Utility Room
- Roof Terrace
- Built In Storage
- Extended Kitchen
- Residents Parking
- South-Facing Garden
- Double Reception Room
- Five Bedrooms
- Two Family Bathrooms
- 1605 SQ.FT/149.1 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>More energy efficient - higher running costs</small> <small>England, Wales & N.Ireland EPC Directive 2002/91/EC</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>More environmentally friendly - higher CO₂ emissions</small> <small>England, Wales & N.Ireland EPC Directive 2002/91/EC</small>		