

TO LET

**Venn Street, Clapham,  
SW4**

1 bedroom Garden Flat - Unfurnished  
£1,850 PCM







## Description

Hindwoods are delighted to present to the market this spacious one bedroom, ground floor flat. Excellent location, being situated off Clapham High Street in a highly favoured location. Property is close to all amenities and within quarter of a mile of Clapham Common station.

The accommodation comprises of:

### Entrance Hall

Radiator. Built in cupboard.

### Lounge

11'3" x 12'9" (3.44m x 3.90m).

3 double glazed windows to front, feature fireplace, double radiator.

### Bedroom

14'9" x 12'5" (4.49m x 3.79m).

Double glazed window to rear. Feature fireplace. Radiator.

### Kitchen/Diner

11'5" x 10'11" (3.49m x 3.33m).

Double glazed window to side, range of wall and base units to two walls, with stainless steel sink and drainer, with rolltop work surfaces. Built in electric oven, gas hob and cooker hood. Washing machine. Radiator. Tiled splashback. Boiler.

Lobby Door to Patio Garden.

### Bathroom

Double glazed frosted window to rear. Enclosed bath with mixer tap, shower attachment and shower curtain. Pedestal wash hand basin. W.C. Tiled walls. Radiator.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	70   c	79   c
66-68	D		
59-64	E		
21-58	F		
1-20	G		

### Viewings

Strictly via Hindwoods.

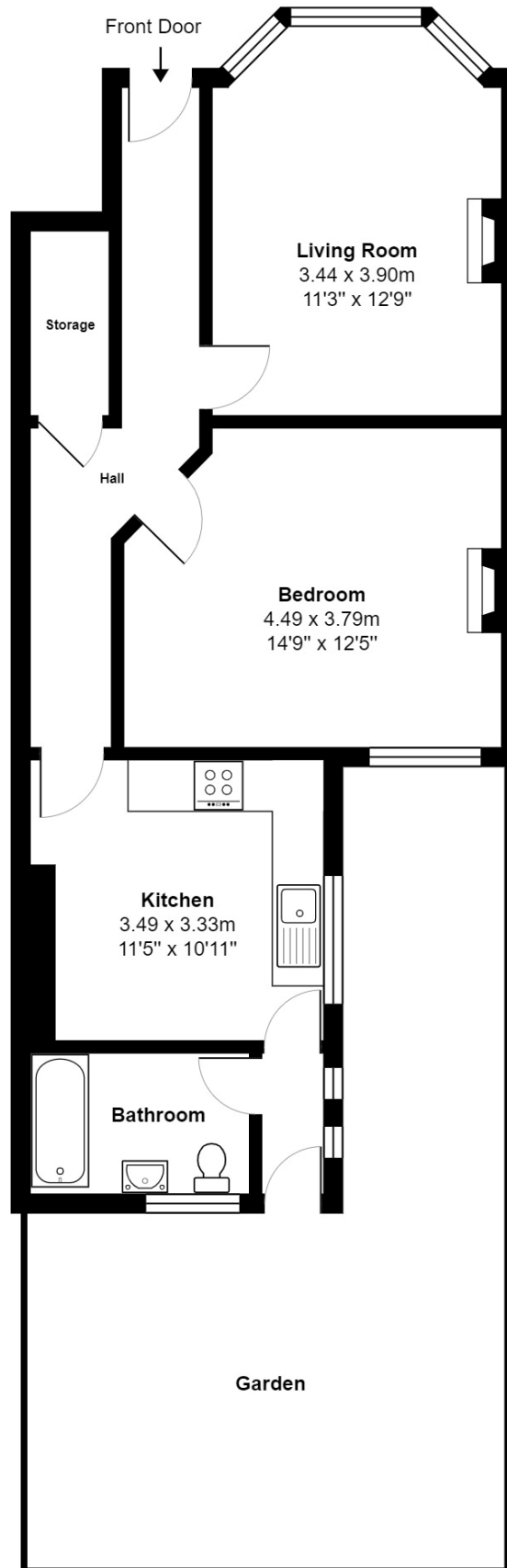
Donna Distin

[d.distin@hindwoods.co.uk](mailto:d.distin@hindwoods.co.uk)

  
**HINDWOODS**  
hindwoods.co.uk

**020 8858 9303**

# 56 Venn Street



Gross Internal Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup> (excluding storage, garden)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor Plan sketched by Property Gold Marketing.