



**Kennington / Oval Lettings**, 4-6 Clapham Road, London SW9 0JG

T 020 7820 4141 E [ovallet@ludlowthompson.com](mailto:ovallet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## SANTLEY STREET (SOLD) CLAPHAM



LET

REF: 12251

### 1 Bed, Conversion Apartment, Private Garden

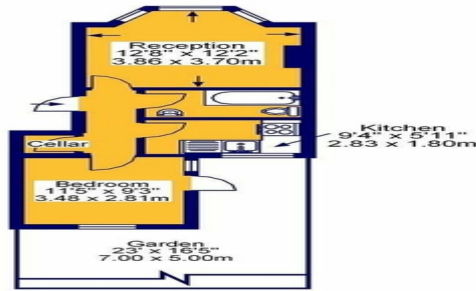
Close to transport - Ground floor - Clapham North tube - One bedroom Garden flat - Private garden - Period conversion

One bedroom ground floor flat Garden Flat. Located in a residential area in the Triangle between Acre Lane, Bedford Road and Brixton Road. Ideally situated for local transport, shops, bars and restaurants. Both Brixton and Clapham are within walking distance, along with Clapham High Street Boutique shop and Clapham Common Green space. The apartment is currently let and will be available with vacant possession.

**Train/Tube** - Brixton, Stockwell, Clapham Common, Clapham North



# SANTLEY STREET (SOLD) CLAPHAM



Approx. Gross Internal Area  
391 sq. ft. / 36.34 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
THESE DRAWINGS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY  
AND SHOULD NOT BE RELIED UPON FOR A REPRESENTATION OF FACT  
Drawing No. K091109 © www.citystydesign.co.uk



Floorplan

lounge



Kitchen



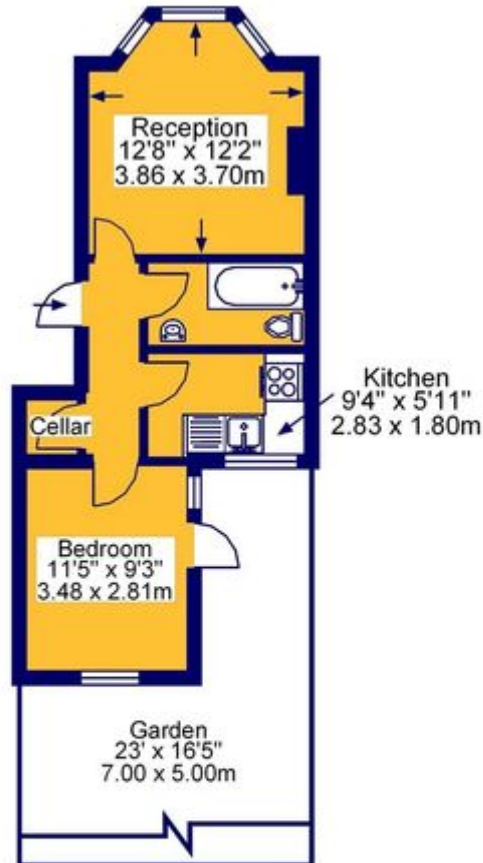
Bedroom



Garden



# SANTLEY STREET (SOLD) CLAPHAM



Approx. Gross Internal Area  
391 sq. ft. / 36.34 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY  
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT  
Drawing No. KOS1109 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



# SANTLEY STREET (SOLD) CLAPHAM



## Floorplan

**lounge** - 3.7m x 3.86m (12' 1" x 12' 7")

**Kitchen** - 1.80m x 2.83m (5' 10" x 9' 3")

**Bedroom** - 2.81m x 3.48m (9' 2" x 11' 5")

**Garden** - 5m x 7m (16' 4" x 22' 11")



**Kennington / Oval Lettings**, 4-6 Clapham Road, London SW9 0JG

T 020 7820 4141 E [ovallet@ludlowthompson.com](mailto:ovallet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# SANTLEY STREET (SOLD) CLAPHAM



**CALL 020 7820 4141**

**REF: 12251**

**When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Kennington / Oval Lettings Office quoting 12251**

## **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.