ORLANDO REID
LONDON

Rodenhurst Road, London

£2,750 Per Month

A smart and spacious two-bedroom, two-bathroom flat, ideally located just moments from Abbeville Road,

The flat is positioned on the second floor and benefits from having no property directly above. It offers well-proportioned accommodation throughout, together with a private south-facing balcony, access to a communal garden, secure parking space and excellent storage. The flat is offered unfurnished and is available from Saturday 4th July.

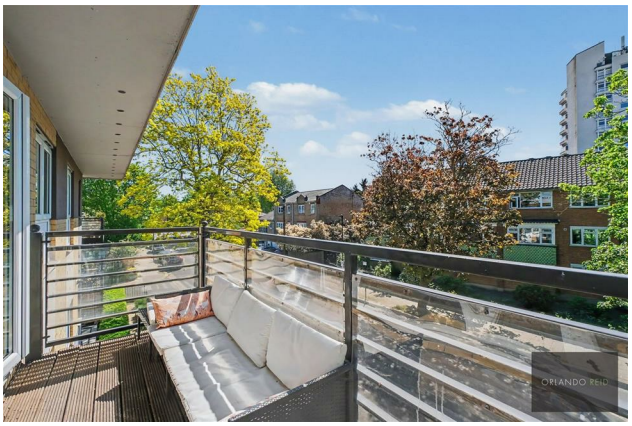
The accommodation comprises a hallway with built-in storage cupboards, a principal bedroom with a built-in wardrobe and an en-suite shower, a second double bedroom, family bathroom with a shower over the bath, and a generous open-plan kitchen, dining and reception room.

The flat is well positioned for the array of restaurants, specialist shops and local amenities of Abbeville Road and Clapham High Street. Rodenhurst Road is a quiet and attractive residential street in the heart of the Abbeville Village area, offering a peaceful setting while remaining highly convenient for transport links and everyday amenities.

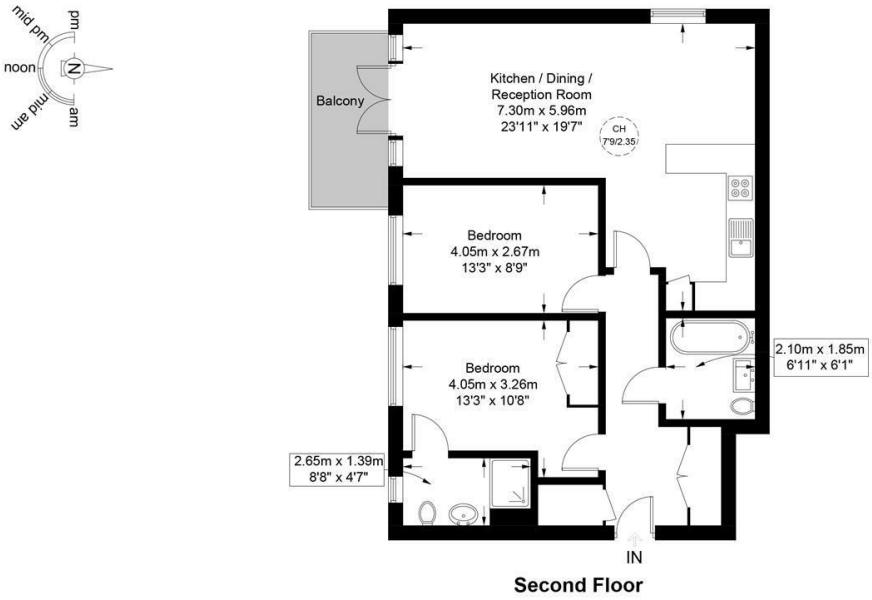
Clapham Common and Clapham South Underground stations, both on the Northern Line, are close by, as is Clapham High Street Overground station. The property is also well served by frequent local bus routes, including the 137, 417, and 355.

Key features

- Lift
- Disabled access
- Two double bedrooms
- Two bathrooms
- Spacious open-plan kitchen, dining and reception room
- Secure car parking space
- Private south-facing balcony
- Communal garden
- Excellent built-in storage
- Offered unfurnished
- Available from Saturday 4th July



Rodenhurst Road, SW4 **Approximate Gross Internal Area** = 804 sq ft / 74.7 sq m



Second Floor

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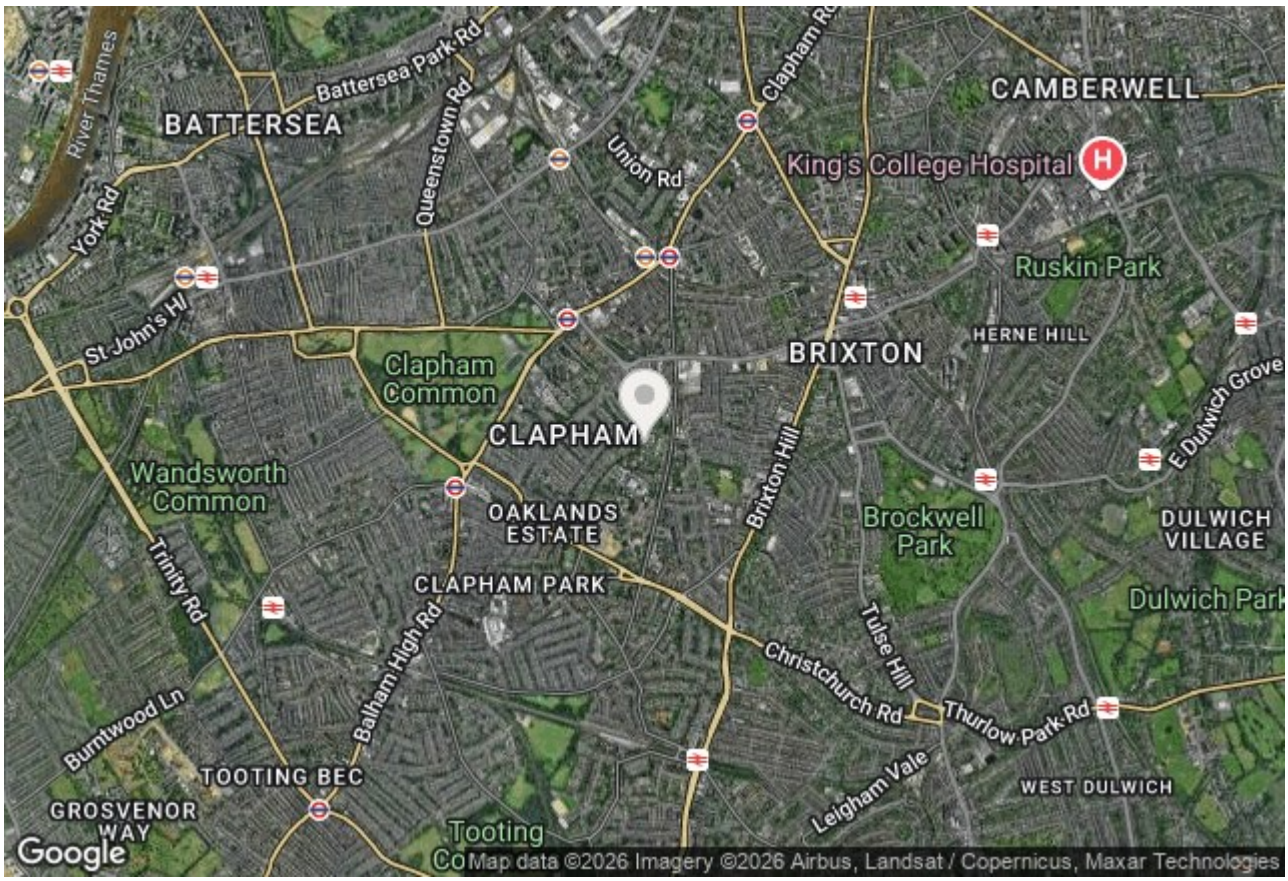
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.