



ROCHELLE CLOSE, BATTERSEA, SW11

£620 Per Week (£2,687 PCM)

FEATURES

- Large 2 double bedroom house
- Private Garden
- Separate garage
- Wood flooring
- Large open plan living space
- A short walk to Wandsworth Common
- Close proximity to Clapham Junction train station



2 1 1 D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

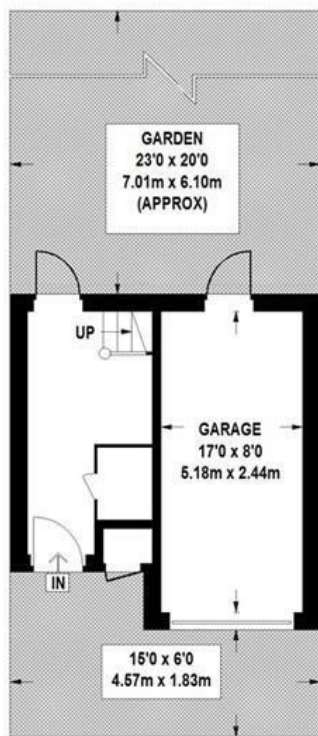
Rochelle Close

Approximate Gross Internal Area

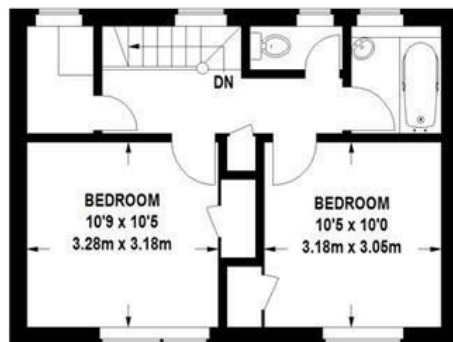
83.9 sq m / 903 sq ft

Garage = 12.9 sq m / 139 sq ft

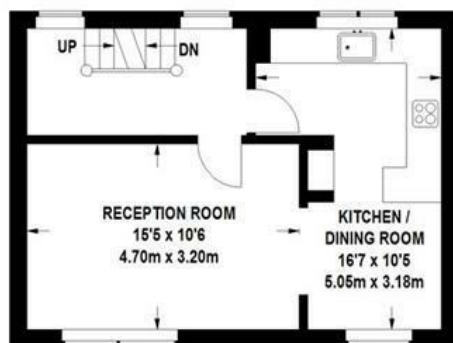
Total = 96.8 sq m / 1042 sq ft



Ground Floor



Second Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Council Tax Band: D

A well presented 2 bedroom town house with beautiful private garden and separate garage, situated on a quiet residential street just off St John's Hill and within a short walk of Clapham Junction station and Wandsworth Common. Energy Rating D.

The property would suit either a family or professional sharers and benefits from a number of desirable features such as a private garage, West facing garden, wood flooring, 2 equal sized double bedrooms with built in cupboards, an additional room which can be used as a dressing room, study, or additional storage and circa 1,050 sq. ft. of internal space.

The accommodation comprises: entrance hall, reception room, open plan kitchen/dining room, two double bedrooms, bathroom with separate WC, study/storage room, garage and private rear garden.

Rochelle Close is 0.4 miles to Clapham Junction train station.

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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