

# URBAN lettings

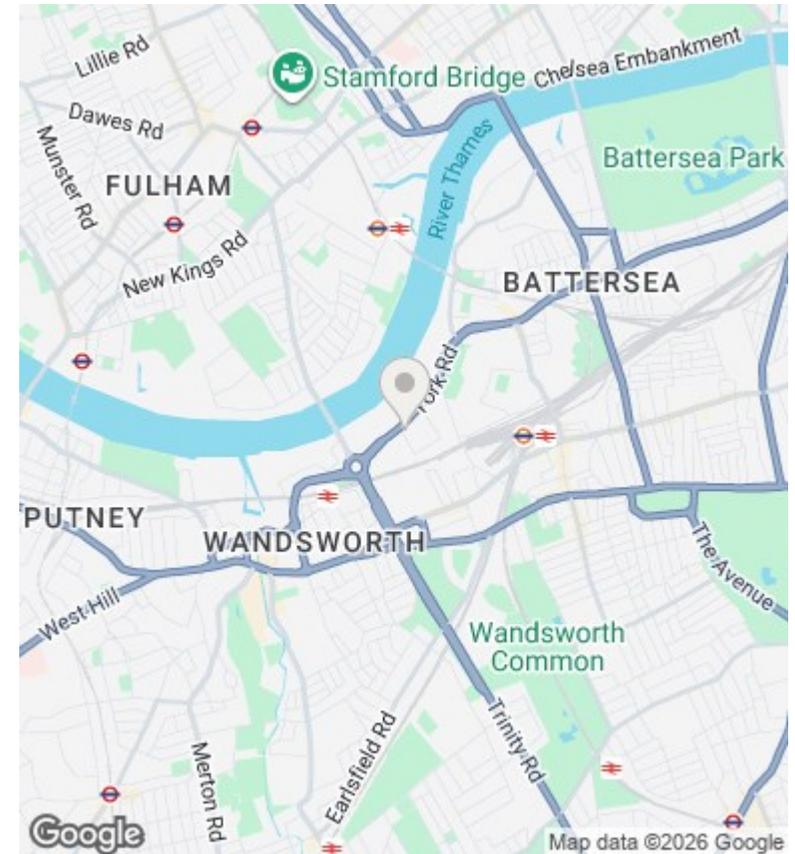


## York Road, London, SW11 3QT

£1,750 Per Month

- Immaculately presented one double bedroom flat
- Resident roof terrace
- Wood flooring and double glazing
- Walking distance to Clapham Junction station
- First floor apartment in a private building
- Excellent storage throughout
- Separate modern kitchen
- Bright and spacious reception room
- Secure bicycle storage
- Off-street parking and communal laundry room with dryers

CHALMERS HOUSE, SW11  
 Approx. gross internal area  
 527 Sq Ft. / 49 Sq M.



## Directions

## Viewings

Viewings by arrangement only. Call 020 7585 2761 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	