

# URBAN lettings

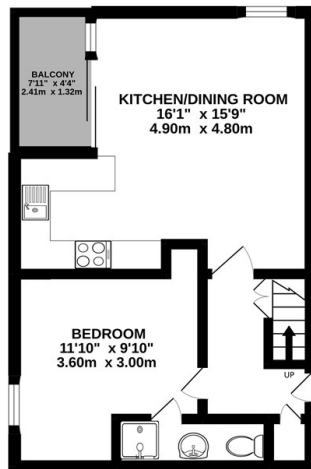


## Victoria Rise, London, SW4 0NY

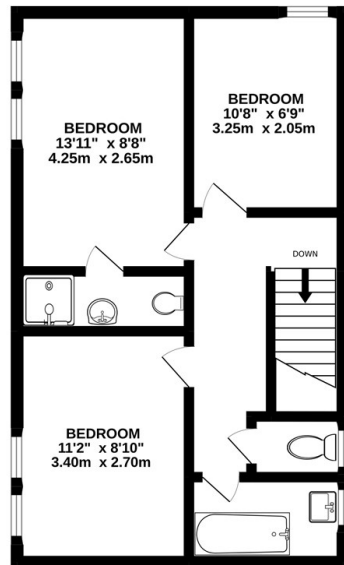
£4,000 PCM

- Split Level Maisonette
- Private Balcony
- Moments from Clapham Common
- Four Bedrooms
- Open Plan Living Space
- Access to Tube Network
- Three Bathrooms
- Double Glazing

1ST FLOOR



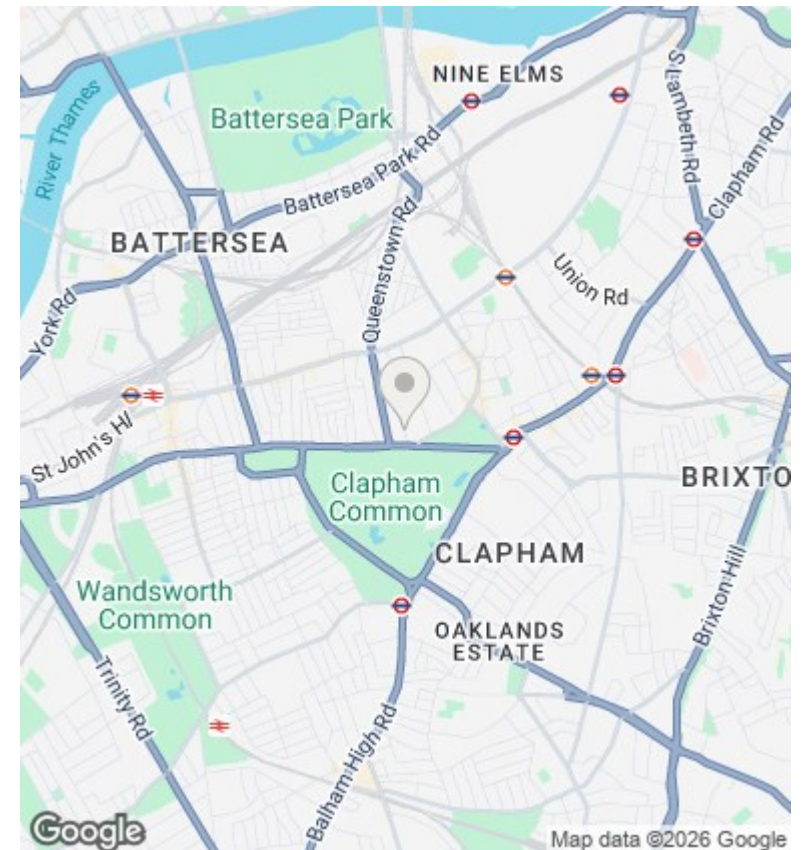
2ND FLOOR



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metropix ©2022



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

E

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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC