

4 Bed Flat In Kings Avenue Clapham Park, London, SW12 0BB £3,275 Monthly





SHORT DESCRIPTION

Property Ref: 13739 A first-floor flat in a two-story house conversion, featuring 4 bedrooms, 2 bathrooms, and an open-plan living room with a kitchen and balcony. The property is conveniently located near shops and offers excellent transport links. It's within walking distance of both Streatham Hill and Balham stations, with ideal bus connections for easy travel around London. This flat is perfect for a group of students or four working professionals... Property Type: Flat Total Renting Amount: £3,275.00 Pricing Options: No Status Council tax band: D EPC rating: C Measurement: Total 74 square metres Outside Space: Balcony Parking: N/A Heating Type: Gas central heating -----

4

Bed Room(s)

2

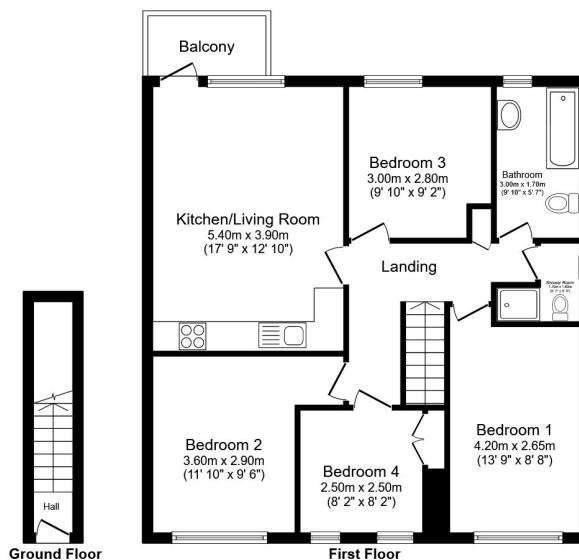
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 82.8 m² (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

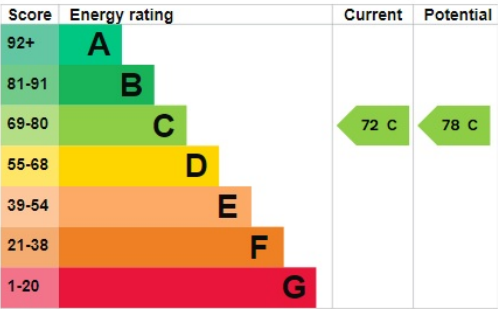
EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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