



ARISTOTLE ROAD, LONDON, SW4

Carter Jonas

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A spacious, recently re-decorated two bedroom ground floor garden flat. The property offers plenty of living accommodation throughout, particularly in the kitchen diner which has access to the private garden. The property is located a short walking distance away from Clapham High Street (overground) and Clapham North (Northern Line).

- Two bedrooms
- One bathroom
- Private garden
- Large kitchen diner
- Recently redecorated
- Clapham High Street (Overground)
- Clapham North (Northern Line)

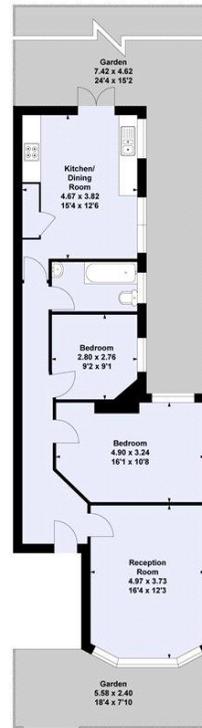
Aristotle Road runs between Clapham High Street and Bedford Road.

- Minimum term of tenancy: 12 months
- Council Tax Band: Lambeth Borough Band D
- Tenancy Deposit: 5 weeks rent £3,461.53
- Holding Deposit: 1 weeks rent £692.31

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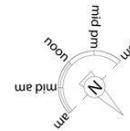
Approximate Floor Area = 75.91 sq m / 817 sq ft

 = Reduced head height below 1.5m



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	80



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