

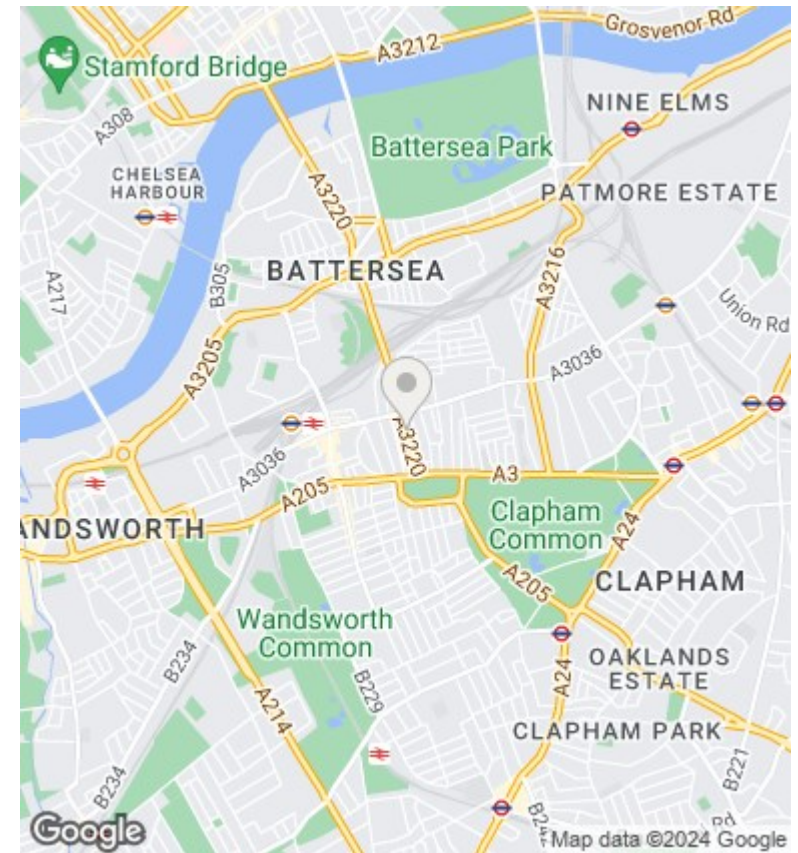
# URBAN lettings



47b Elspeth Road, London, SW11 1DW

£3,250 PCM

- Split Level
- Two Bathrooms
- Separate WC
- Wandsworth Council Tax
- Spread over Three Floors
- Separate Eat-In Kitchen
- Excellent Storage
- Living Room with Large Bay Window
- Dishwasher
- Close to Clapham Junction Station



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      | 73        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |