



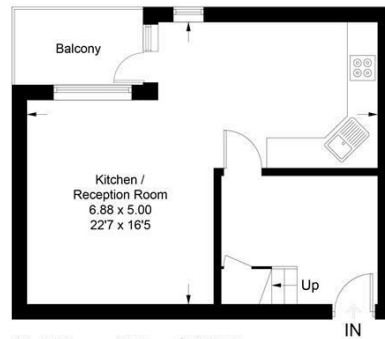
4A KINGS AVENUE LONDON, SW4 8BX

£2,600 PER MONTH

A superb split level apartment in a prime location! Set over two floors you are welcomed by a large entrance hall with useful storage and stairs to the second floor letting light all the way down from its vaulted ceiling. There is a kitchen/reception room with exposed brick work that is well laid out around full height set of windows and a door overlooking the private terrace. The kitchen is modern with fitted units and a range of storage. Upstairs you have two double bedrooms with large windows allowing great light in to both and bathroom. Furthermore there is an extremely useful storage cupboard downstairs with space for a range of belongings.

Just a short walk from Clapham Common tube station (Northern Line) and Clapham High Street and its variety of shops, bars, cafes, restaurants, the open space of the common and overground rail service.

Approximate Gross Internal Area = 70.1 sq m / 755 sq ft



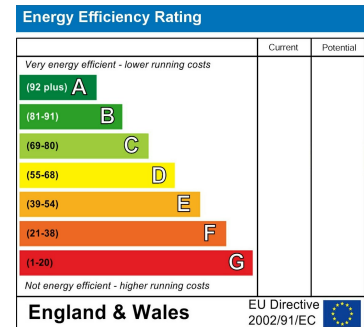
The floor plan shows a rectangular layout. On the left is a bedroom with a double bed and a window. On the right is a larger bedroom with four single beds and a window. A bathroom is located at the bottom right, containing a bathtub, toilet, and sink. A central staircase labeled 'Dn' leads down. Arrows indicate the direction of light from the windows.

Bedroom
4.06 x 2.44
13'4" x 8'0"

Bedroom
4.36 x 2.92
14'4" x 9'7"

Dn

All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements