

LET AGREED  
1ST APRIL 2025



APARTMENT

Louvaine Road  
St Johns Hill  
Clapham Junction  
SW11 2AQ

£435 Per Week

Louvaine Road SW11

Raised Ground Floor Victorian Conversion

One Double Bedroom Flat With Plenty Of Storage  
Throughout

Bright Front Reception Room With Bay Windows

Fully Fitted Kitchen

Modern Bathroom

Close To Local Amenities

Short Walk Away From Clapham Junction Station

Available Furnished

Available Now



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# 1 BED APARTMENT LOCATED IN CLAPHAM JUNCTION

Nestled on Louvaine Road in the charming area of St John's Hill, this delightful raised ground floor apartment is a true gem within an elegant Victorian building. Spanning 486 square feet, the property features high ceilings that enhance the sense of space and light, creating a welcoming atmosphere throughout.



The apartment comprises one well-proportioned bedroom, a stylish bathroom, and a comfortable reception room, perfect for both relaxation and entertaining. The tasteful furnishings add a touch of sophistication, making it an ideal home for those seeking convenience and comfort.

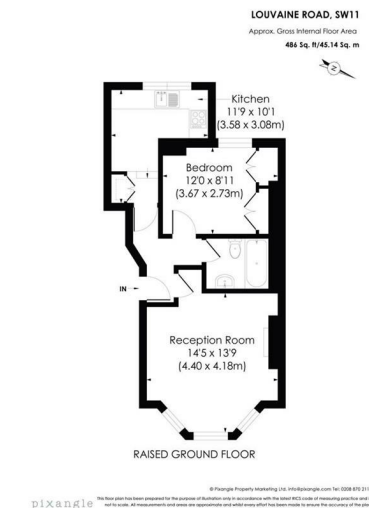
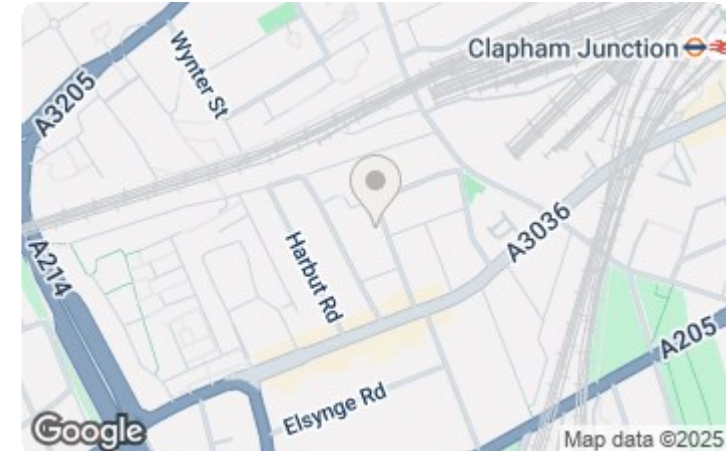
One of the standout features of this property is its prime location. St John's Hill offers easy access to Clapham Junction Mainline Station, ensuring excellent transport links for commuters and easy connections to central London. Additionally, the nearby Wandsworth Common provides a lovely green space for leisurely strolls or picnics.

For those with vehicles, street permit parking is available, adding to the practicality of this charming flat, this apartment presents a wonderful chance to enjoy the vibrant lifestyle that Clapham Junction has to offer. Don't miss the opportunity to make this elegant Victorian conversion your new home.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|-----------------------------------------------------------------|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (92 plus) <b>A</b>                                              |                   |
| (81-91) <b>B</b>                                                |                   |
| (69-80) <b>C</b>                                                |                   |
| (55-68) <b>D</b>                                                |                   |
| (39-54) <b>E</b>                                                |                   |
| (21-38) <b>F</b>                                                |                   |
| (1-20) <b>G</b>                                                 |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| EU Directive 2002/91/EC                                         |                   |
| England & Wales                                                 |                   |

Call us on  
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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 are advised to recheck the measurements.

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