



ALMERIC ROAD, LONDON, SW11
£2,700 per month*

Carter Jonas

ALMERIC ROAD, LONDON, SW11

Fabulous large three double bedroom split level flat covering the top two floors of a Victorian house just off Northcote Road, therefore close to Clapham Junction and Honeywell, Belleville, Bolingbroke, Dolphin and Emanuel Schools.

- 3 double bedrooms
- 2 bathrooms
- Families/couples only
- Split level maisonette
- Light
- Large rooms
- Kitchen/breakfast room
- Reception
- Terrace - South West facing
- Northcote Road
- Clapham Junction
- Schools: Belleville, Honeywell, Parkgate House, Eaton House, Dolphin, Emanuel, Bolingbroke schools.

Clapham Junction is a short walk and Almeric Road runs off Battersea Rise therefore many bus routes to Clapham, Wandsworth and Putney.

Holding deposit is 1 weeks rent of £623.08
Deposit is 5 weeks rent (£623.08 = 3,115.38)

- 3 double bedrooms
- Large kitchen/breakfast room
- Large reception
- Roof terrace
- Split level
- EPC rating D
- Council tax band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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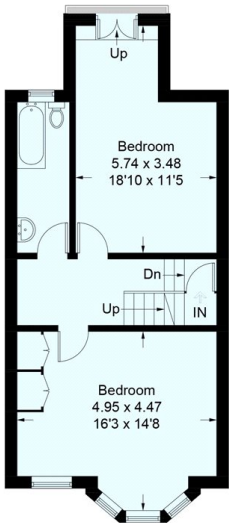
carterjonas.co.uk
Offices throughout the UK



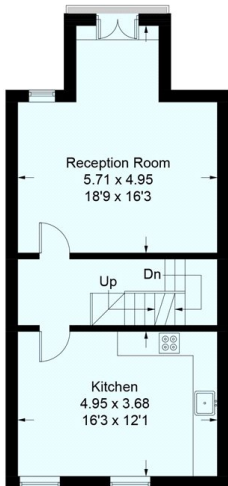
Almeric Road, SW11
Approximate Gross Internal Area
146.6 sq m / 1577 sq ft
(Including Reduced Headroom / Eaves)
Approximate Gross Internal Area
134.7 sq m / 1450 sq ft
(Excluding Reduced Headroom)



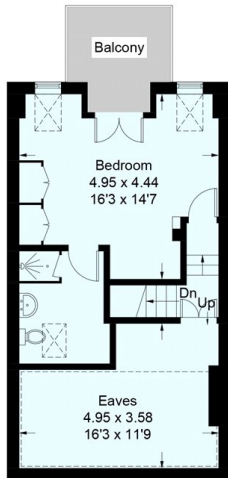
= Reduced headroom below 1.5m / 5'0"



First Floor
51.6 sq m / 555 sq ft



Second Floor
50.1 sq m / 539 sq ft



Third Floor
44.9 sq m / 483 sq ft
(Including Reduced Headroom / Eaves)



IMPORTANT INFORMATION
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