

# Ducie Street | Clapham North, SW4



**£553 Per Week**

- Huge 3 bedroom flat • Quiet sought after location • Close to Clapham and Brixton tube stations • Large double bedrooms • On street residents permit parking available on application • Leasehold covenants may apply

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A very spacious three double bedroom split-level conversion flat on this sought after residential road between Clapham and Brixton. Spread over top two floors the flat comprises a large reception room, modern separate kitchen, three large double bedrooms and a bigger than average bathroom with bath and shower cubicle. This flat is located within walking distance of Clapham North and Brixton tube stations as well as numerous bars & shops in Brixton Village and Clapham High Street. Perfect for professional sharers and available as part furnished from early November. Please note photos were taken prior to this tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
England & Wales <small>EU Directive 2002/91/EC</small>		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH  
**0207 274 3111**  
brixsales@edenharper.com  
www.edenharper.com