



ELMBOURNE ROAD LONDON SW17  
£3,500 PER MONTH AVAILABLE 01/09/2026

Hamptons

THE HOME EXPERTS

# { THE PARTICULARS

Elmbourne Road London SW17

£3,500 Per Month  
Furnished

-  2 Bedrooms
-  1 Bathroom
-  1 Reception

## Features

- 2 Bedrooms, - Split level, - High spec, - Amazing views, - Available until end of August, - Great location

## Council Tax

Council Tax Band E

Hamptons  
11-13 Bedford Hill  
London, SW12 9ET  
020 8618 2014  
[Balhamlettings@hamptons.co.uk](mailto:Balhamlettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## The Property

This impressive split-level flat has been finished to an immaculate standard throughout. Spanning over 1,200 sqft and located over the upper floors of an attractive double fronted Victorian property, the flat boasts beautiful views over both Tooting Bec Common and towards the City. The kitchen/dining room is beautifully finished and equipped with ample units, work surfaces and integrated appliances. There is plenty of space for a good sized dining table making this room the perfect setting for entertaining. Across the landing is the reception room with its vaulted ceiling and idyllic window seat. Both kitchen and reception room benefit from underfloor heating. Between these two rooms there is a designated open-plan sitting area, with a large Velux window. A mezzanine has also been created to the rear of the flat. Both double bedrooms are positioned to the rear of the flat, each with bespoke fitted wardrobes. The shower room, with built-in storage and underfloor heating, sits between these two rooms. Available to let until 31st August 2025. This property would be great for a couple, family or working professionals. Council tax: Wandsworth band E.



# ELMBOURNE ROAD

Approximate Gross Internal Area (excluding reduced headroom)

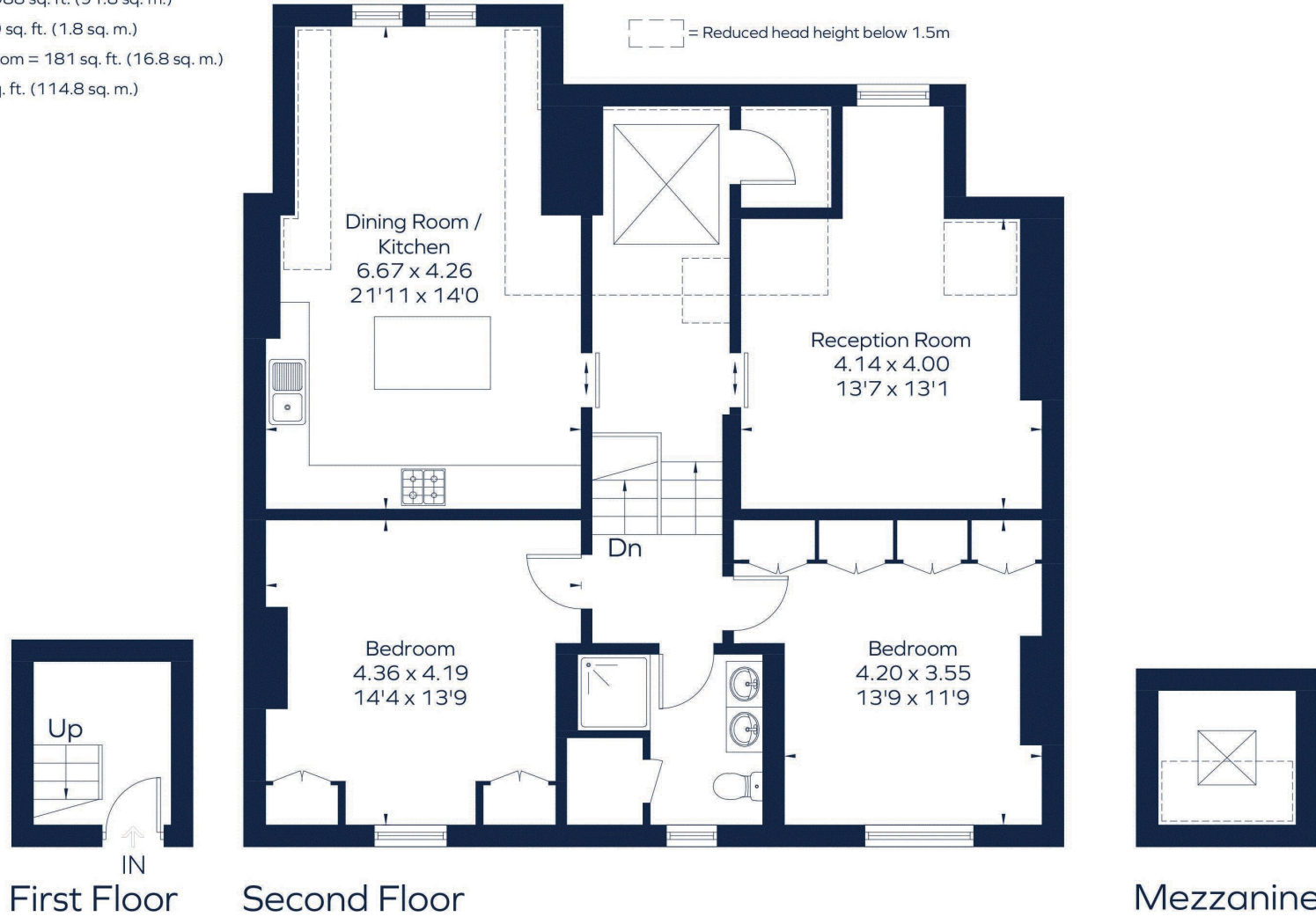
First floor = 47 sq. ft. (4.4 sq. m.)

Second floor = 988 sq. ft. (91.8 sq. m.)

Mezzanine = 19 sq. ft. (1.8 sq. m.)

Reduced headroom = 181 sq. ft. (16.8 sq. m.)

Total = 1235 sq. ft. (114.8 sq. m.)



Drawn for illustration and identification purposes only.  
ID 995128

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E		
10-20	F		
1-10	G		
Not energy efficient - higher running costs			
		69	78
England & Wales		EU Directive 2002/91/EC	



SIMPLE

WALT DISNEY'S  
TRUCKN' EDDIE

THE OLIVER  
TRUCKN' EDDIE

CAKE  
DAYS

BANKSY  
IN NEW YORK

WILD DYER

ANDREW LEAR  
REVEREND

the  
new  
space

ESTABLISHED  
h  
THE HOME EXPERTS