

## Hillgate Place, SW12

**£410 per week** (Tenant fees apply\*)



- One-bedroom
- Modern
- Communal gardens
- Clapham South

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A bright and spacious one-bedroom apartment finished to a high standard throughout, situated in a modern development in the heart of Clapham South

\*Tenant fees apply, please visit [www.marshandparsons.co.uk/rent/tenants-fees/](http://www.marshandparsons.co.uk/rent/tenants-fees/) or refer to a member of staff for more information.

## Hillgate Place, SW12

**£410 per week** (Tenant fees apply\*)

This generously sized one-bedroom apartment is neutrally decorated and has been finished to a high standard throughout. Comprising a spacious reception room with wooden floors and ample space for dining, separate modern kitchen with integrated appliances, large double bedroom with fitted wardrobes and a contemporary bathroom with shower over bath. The property further benefits from communal gardens.

Hillgate Place is a popular development situated on Balham Hill, just a stone's throw from a large selection of shops, bars and restaurants, as well as the open spaces of Clapham Common. Transport links are excellent with Clapham South tube station, for the northern line, just a few minutes' walk away and overground trains running to Victoria via Clapham Junction from nearby Balham.



All viewings by appointment through our **BALHAM office:**

**T** 020 8673 4377 **E** lets.bal@marshandparsons.co.uk

45 Balham Hill  
London  
SW12 9DR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<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)		
Not energy efficient - higher running costs		
<b>G</b>		
	78	81
England, Scotland & Wales		EU Directive 2002/91/EC