



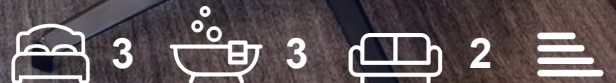
CHATTERTON | REES



Flat 2, 5 Porteus Place

, London, SW4 0AP

Guide price £2,000,000



Flat 2, 5 Porteus Place



Description

A Totally unique and stunning double apartment in the sought after Macaulay Walk development within Clapham Old Town, steps away from Clapham Common, Trinity restaurant, Grafton Square and multiple eateries, bars, coffee shops. Set within a boutique block, this high end property entails two separate apartments beautifully merged in 2020 into one 2650 square foot, high ceiling duplex. Voted as GQ Bachelor Pad of the Year 2017 and subsequently enlarged and renovated to an even higher level! No penny or detail has been spared in this renovation and all finishes are high end and well coordinated.

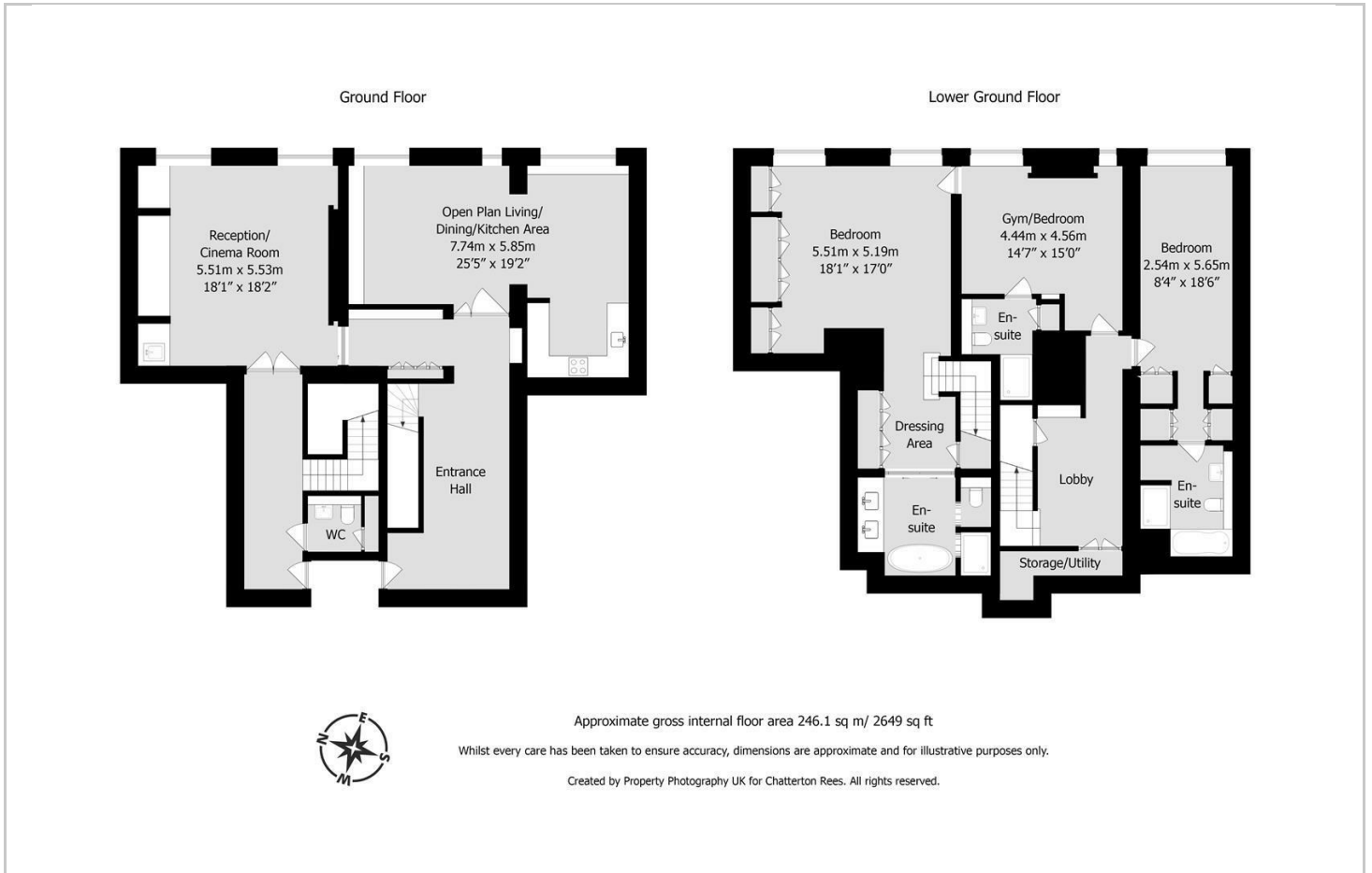
The property comprises in total of three bedrooms with three en-suite bathrooms, two large reception rooms, kitchen, dining room, library and two large and versatile entrances. Overall the property offers many configurations to prospective buyers.

The ground floor comprises of a wow entrance leading into a library and the kitchen, dining room and lounge. An intricate library corridor leads into a very large and light second reception room currently utilised as a study, library and cinema in one - finished in a Gentleman's Club fashion.

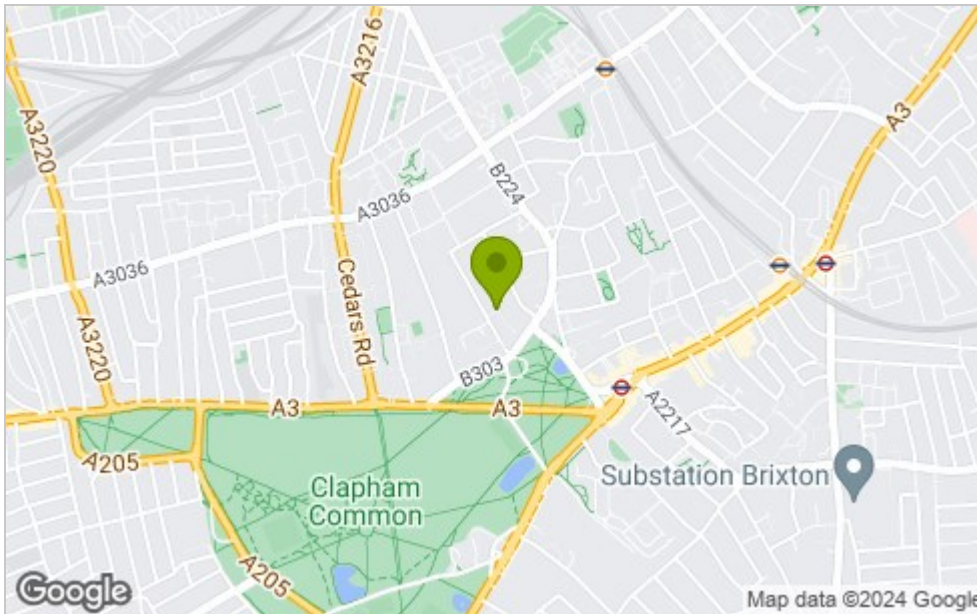




Floor Plan



Area Map



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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