

1 Old Town, Clapham, London, SW4 0JT
£875,000
Council Tax Band: E

ORLANDO REID
— MANCHESTER —

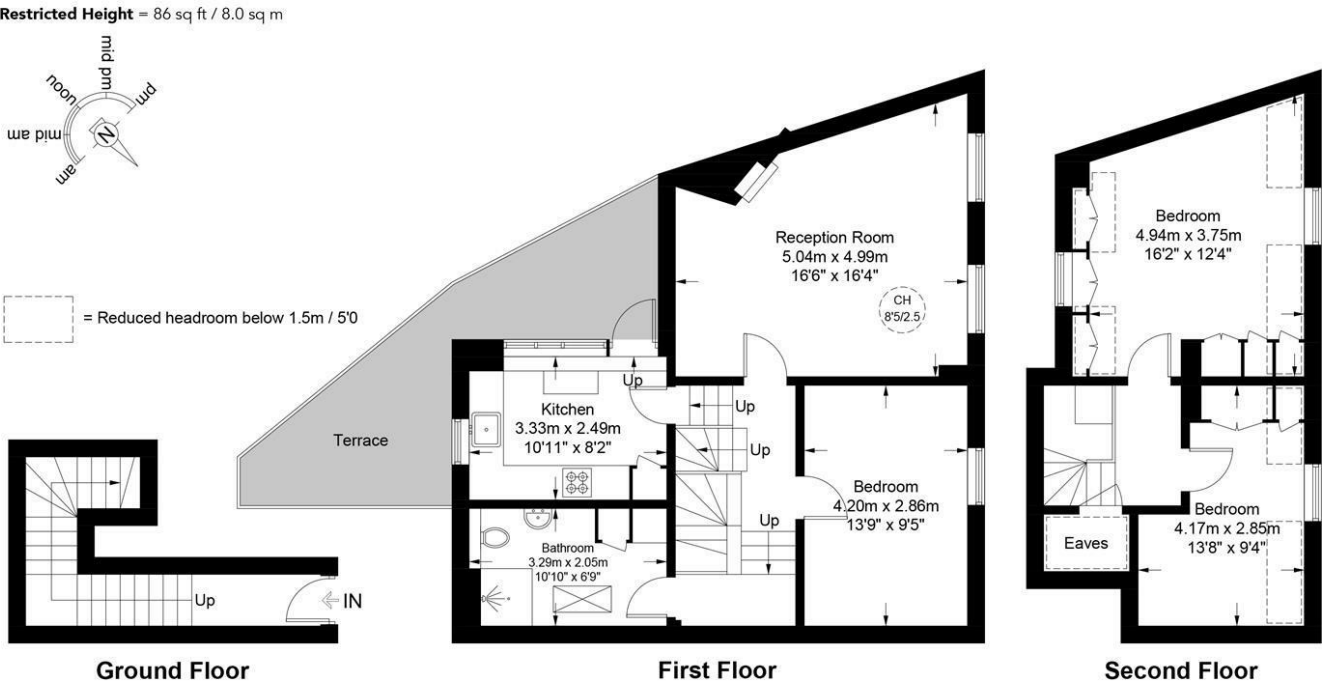


A Unique 3-bedroom maisonette, Grade II listed Georgian build, with a private terrace, located in Charming Clapham Old Town. The property is newly renovated and split over 2 floors and comprises 3 double bedrooms, a spacious reception room, a separate kitchen, and a family bathroom including washing machine and dryer. It also features a large charming terrace with ample space. Being sold chain free.

Clapham Old Town benefits from the wonderful shops, wine bars and restaurants along The Pavement in Clapham. The open expanses of Clapham Common are just down the road, with tennis courts, a bowling green, cricket nets and a cafe. For Transport, Clapham Common Underground Station (Northern Line) offers services into the City and West End and Wandsworth Road Overground Station also provides services into London Victoria and London Waterloo

St Johns Court 19b Quay Street, Manchester, M3 3HN
01616760099
manchester@orlandoreid.co.uk
<https://www.orlandoreid.co.uk/manchester/>

Old Town, SW4 Approximate Gross Internal Area = 1114 sq ft / 103.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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		