



**Macaulay Road, London SW4 0QP**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Macaulay Road, London**

We are delighted to present to the market this second floor two-bedroom modern apartment moments away from Clapham Common with the added benefit of two bathrooms as well as a balcony.



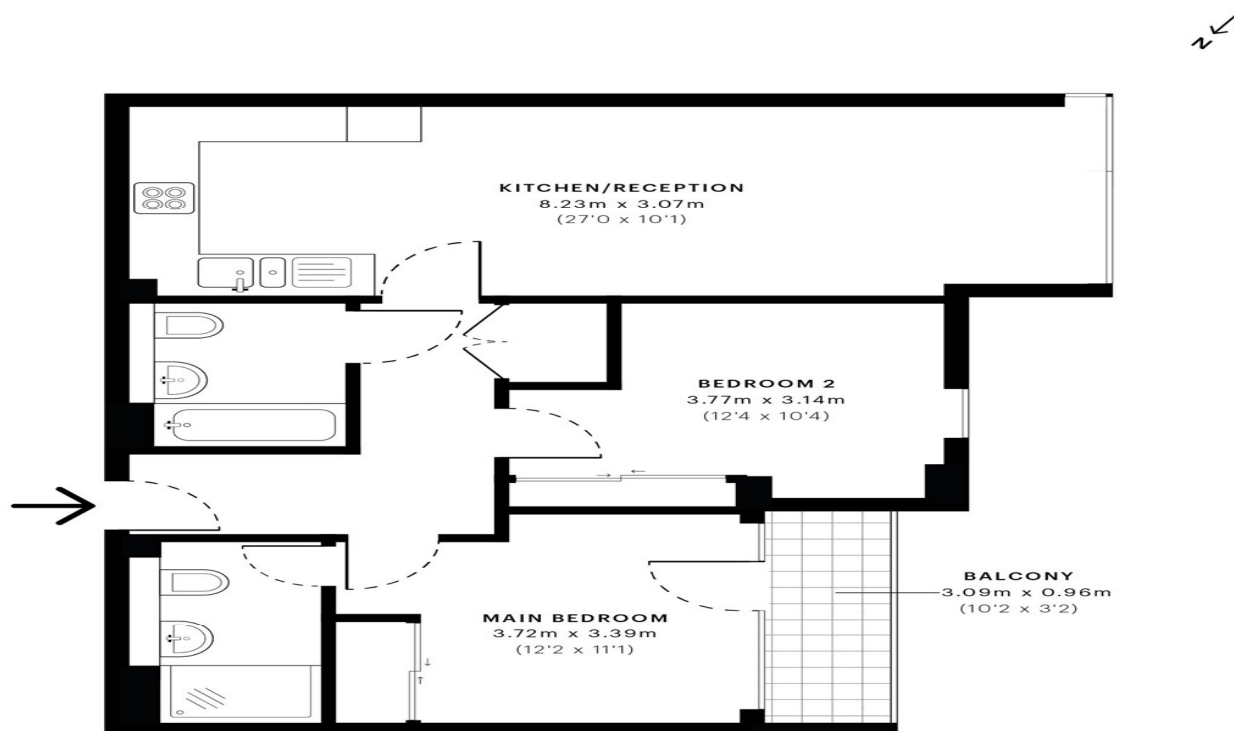


Macaulay Road, SW4

CAPTURE DATE  
03/11/2020

LASER SCAN POINTS  
21,504,889

GROSS INTERNAL AREA  
67.9 Sqm / 731.4 Sqft



— Second Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**67.9 Sqm / 731.4 Sqft**



NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**64.5 Sqm / 694.0 Sqft**



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**3.0 Sqm / 32.1 Sqft**



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
71.2 Sqm / 766.7 Sqft  
IPMS 3C RESIDENTIAL  
68.4 Sqm / 735.9 Sqft

SPEC ID  
5f9814cb84d8a87e71040981

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## Macaulay Road, London

- First Floor Apartment
- Two Double Bedrooms
- Modern
- Clapham Common Location
- No Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPM107880 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**020 7720 5932**



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