



**Macaulay Road, London SW4 0QP**

Not for marketing purposes INTERNAL USE ONLY



## **welcome to**

### **Macaulay Road, London**

This wonderful apartment provides ample living space situated in a modern development in the heart of Clapham Old Town. The lovely reception room and open plan contemporary kitchen, boasts lots of natural light through the large floor to ceiling window spanning the entire length of the rear wall, and additionally benefits from access out onto the balcony.

The property also boasts a bespoke kitchen area with an extensive range of units boasts integrated appliances as well as a three piece bathroom suite with tiled splashbacks

The light master bedroom suite has fitted wardrobes, floor to ceiling glass panel windows. The second double bedroom is also a good size and offers access onto the balcony.

#### Location

Macaulay Road is conveniently located for all the shops, bars and restaurants in Clapham Old Town and is a short distance from Clapham High Street and all its amenities. There are numerous transport links to the city via Clapham Common station on the Northern Line and Clapham High Street over ground station. There are also multiple bus routes serving the area.



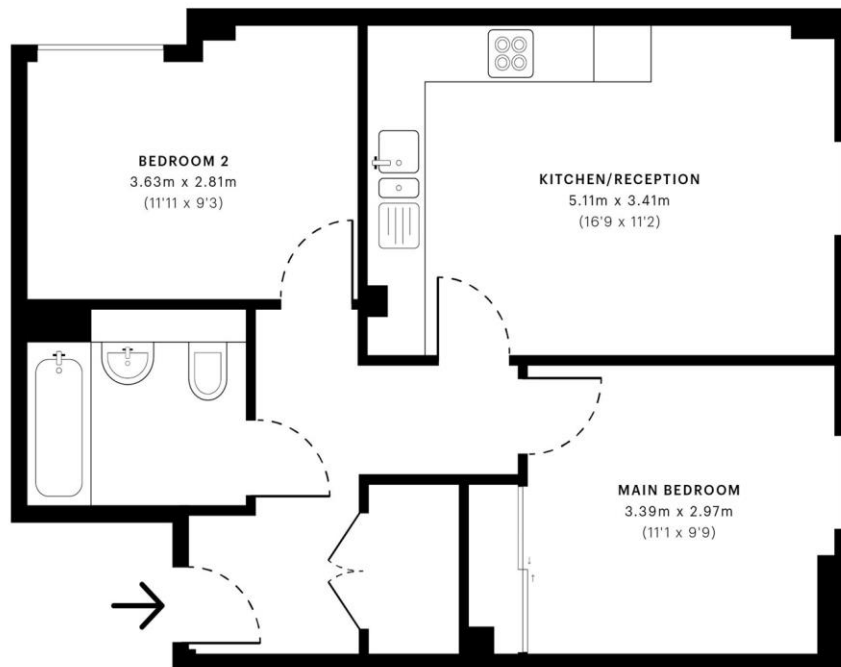


Macaulay Road, SW4

CAPTURE DATE  
16/12/2020

LASER SCAN POINTS  
95,000,000

GROSS INTERNAL AREA  
53.9 Sqm / 579.7 Sqft



— Second Floor



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.



IPMS 3B RESIDENTIAL  
54.5 Sqm / 586.4 Sqft

IPMS 3C RESIDENTIAL  
51.5 Sqm / 554.5 Sqft

SPEC ID  
5fd8d4d3a8fc320dd7365733

GROSS AREA (INTERNAL)  
The footprint of the property  
53.9 Sqm / 579.7 Sqft

NET AREA (INTERNAL)  
Excludes walls and external features  
50.6 Sqm / 544.8 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

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

welcome to

## Macaulay Road, London

- Modern Two Bedroom Apartment
- Located on the second floor
- Stunning kitchen and bathroom
- Offered on a Shared Ownership Basis
- Outside Space

Tenure: Leasehold EPC Rating: B

**£595,000**



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
CPM106717 - 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.

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**020 7720 5932**



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