



Grafton Square  
Clapham, SW4





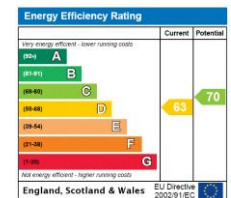
Chestertons has the pleasure of presenting this delightful one bedroom top floor flat in the heart of Clapham Old Town, ideal as an investment property.

To the front of the flat there is a fully fitted modern kitchen with ample space for appliances and a bright reception room which lies next door with a feature fireplace, wooden floors and space for dining. Both the kitchen and reception room boast views of Grafton Square. To the rear of the property is a modern bathroom with a three piece suite and a large double bedroom with views over the well-kept communal garden. Each flat has its own small shed in the garden.

Grafton Square is located in the heart of Clapham Old Town, close to the vibrant shops, cafes, bars and restaurants local to the area. The transport links include Clapham Common underground station and Clapham High Street Overground Station as well as numerous bus services providing direct links to the City, the Kings Road, the West End and outer London. The green open spaces of Clapham Common are also close by.

- Top floor Apartment
- Bright reception room with space for dining
- Modern kitchen
- Large double bedroom with built in storage
- Modern bathroom with white three piece suite
- Well maintained communal garden
- Views over Grafton Square
- Share of Freehold
- Low service charge
- Great investment property
- Located close to the green spaces of Clapham Common and Clapham Common Underground station

Asking Price £450,000



**Tenure:** Share of Freehold 935 years 11 months  
**Service Charge:** £400  
**Ground Rent:** n/a  
**Local Authority:** Lambeth  
**Council Tax Band:** C

*Chestertons Battersea & Clapham Sales*

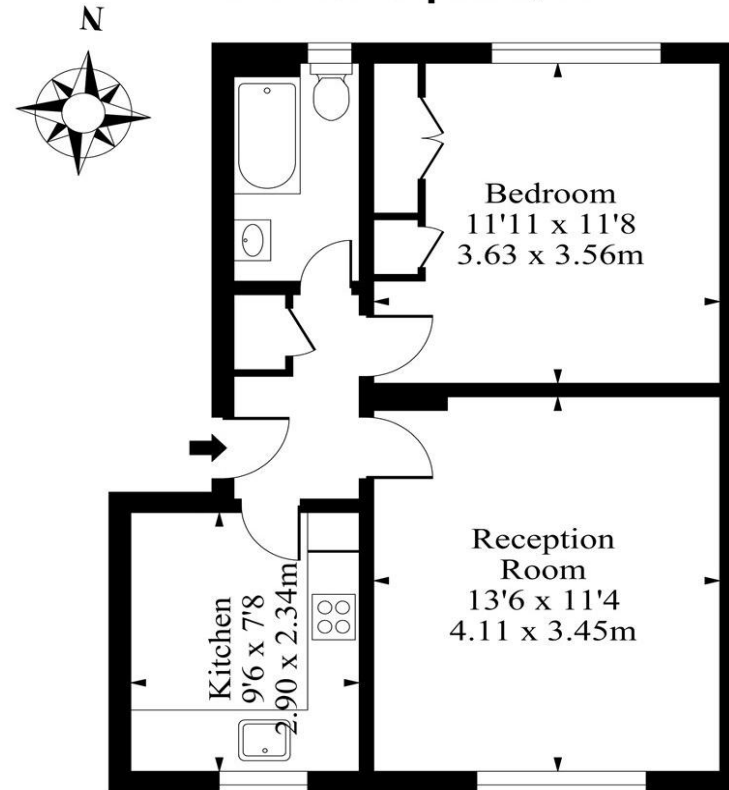
6 Battersea Rise  
 London  
 SW11 1ED

battersearise@chestertons.co.uk

020 7924 4400

chestertons.co.uk

## Grafton Square, SW4



Third Floor

Approx Gross Internal Area **451 Sq Ft - 41.50 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 26974

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable