



Macaulay Road
Clapham, SW4

CHESTERTONS





A spacious and well designed first-floor flat spread across just over 560 sq. ft. Set within the desirable Macaulay Walk new development, located on a premium road within Clapham Old Town. The larger than average open-plan reception, dining room, and kitchen span create a fantastic living space, with floor to ceiling windows offering great natural light, modern fittings, and ample built-in storage. The generous double bedroom is well-proportioned and bright, finally the fully fitted bathroom suite is finished to a high standard. The property is perfectly positioned moments from Clapham Common green space, a vast array of restaurants and local amenities, as well as the Northern Line tube station which gives direct access to central London.

- Offered to market Chainfree
- One bedroom
- Modern finish
- Private balcony
- Premium Clapham Old Town location

Asking Price £525,000

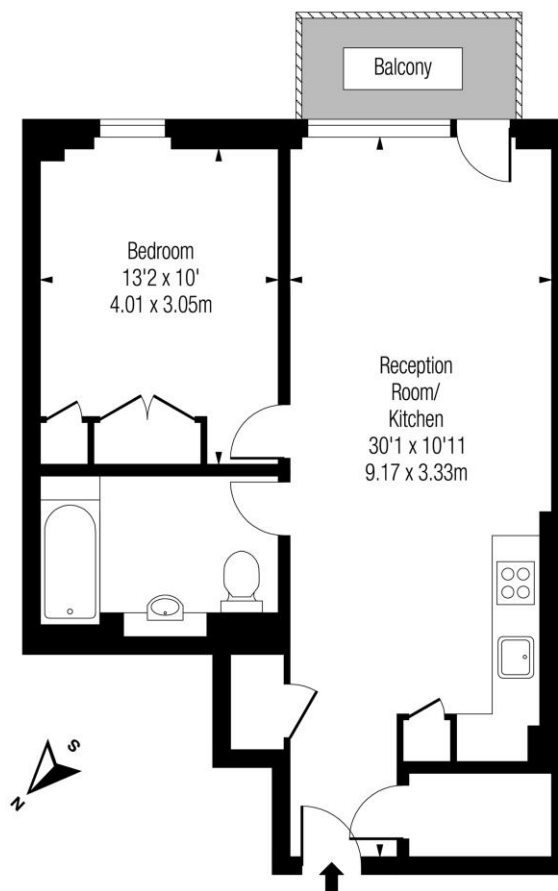
Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 115 years 8 months
Service Charge: £2997
Ground Rent: £0
Local Authority: Lambeth
Council Tax Band: D

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First Floor

Approx Gross Internal Area

561 Sq Ft - 52.11 Sq M

Includes Limited Use Area - 4 Sq Ft

Drawn in accordance with IPMS 3B: Residential

Illustration For Identification Purposes Only - Not to Scale

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