

Macaulay Road | London, SW4



£425,000
Leasehold

• 2 Bedroom Flat • Smart 1930's Purpose Built Block • 4th Floor • Reception Room and Separate Kitchen • Parquet Wooden Flooring • 607 Sq Ft Accommodation • Good Residential Location • Close to Clapham Common • Short Walk to Tube • Short Lease 56 Years so CASHBUYERS ONLY

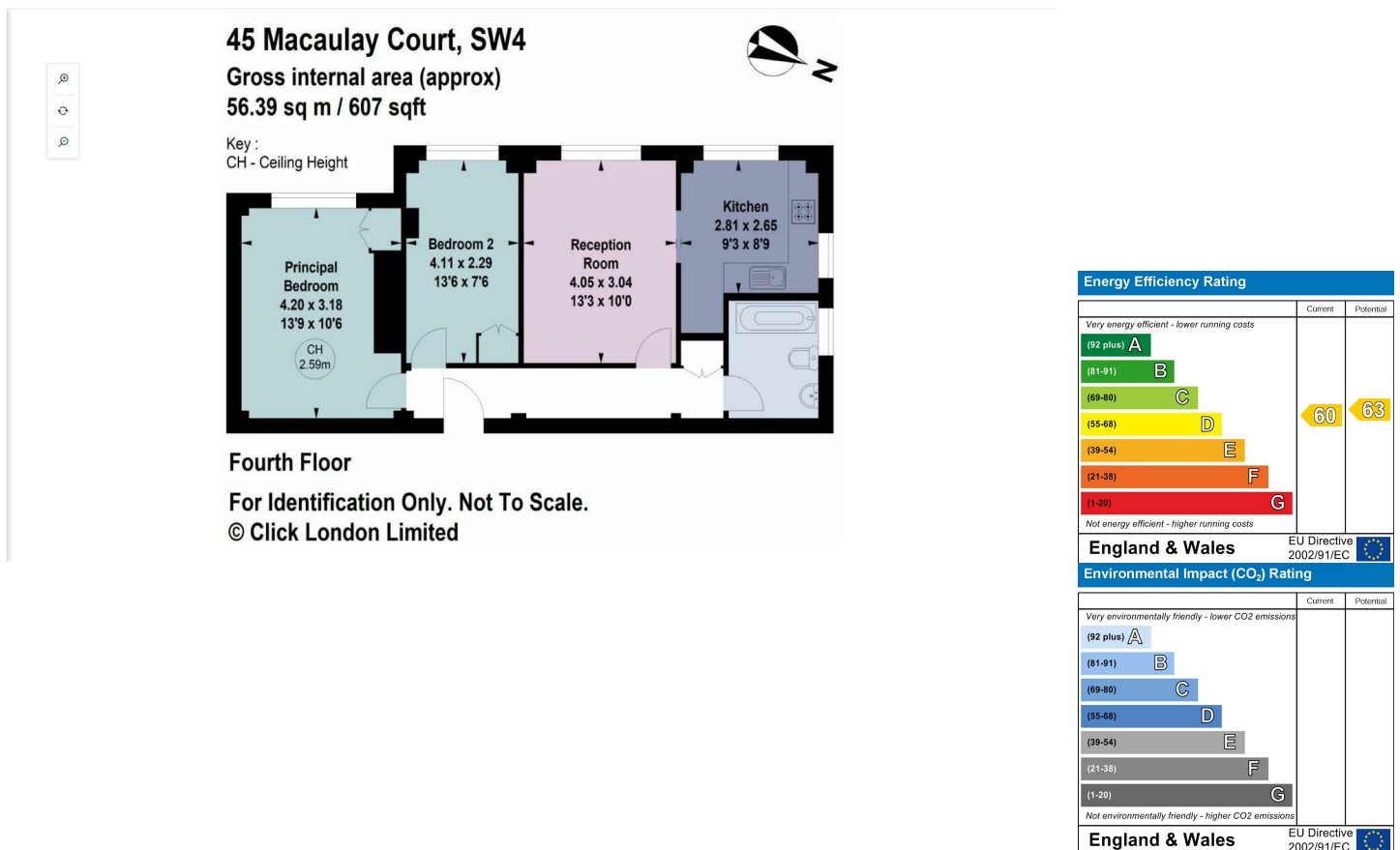
Macaulay Road | London, SW4



4th floor flat in smart 1930's purpose built block. Located in fantastic spot within the Old Town in highly sought after residential road directly off Clapham Common. The accommodation comprises entrance hallway, two double bedrooms, bathroom, modern kitchen and a light and airy reception room. Other selling points include polished parquet flooring throughout, intercom entry system, lift and secure communal bike storage space within the grounds. The flat has a short lease of 56 years unexpired reflected in the asking price so is available to CASHBUYERS ONLY.

Macaulay Road is a ideal for local amenities including bars, restaurants and shopping as well as the open spaces of Clapham Common. Local transport links include Clapham Common Tube Station (Northern Line) within 7-8 minutes walk and Wandsworth Road Overground Station (part of the London Overground orbital train network). There are excellent local bus services providing quick and easy access into the City, West End and Canary Wharf. The underlying lease has circa 56 years remaining and so can only be sold to cash buyers.

Service Charge and Ground Rent is £2,800/annum TBC. Lambeth Council Tax Band D. Available with no chain, CASHBUYERS ONLY.



These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper
64 Battersea Park Road, London, SW11 4JP
0207 720 1116
info@edenharper.com
www.edenharper.com