



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.

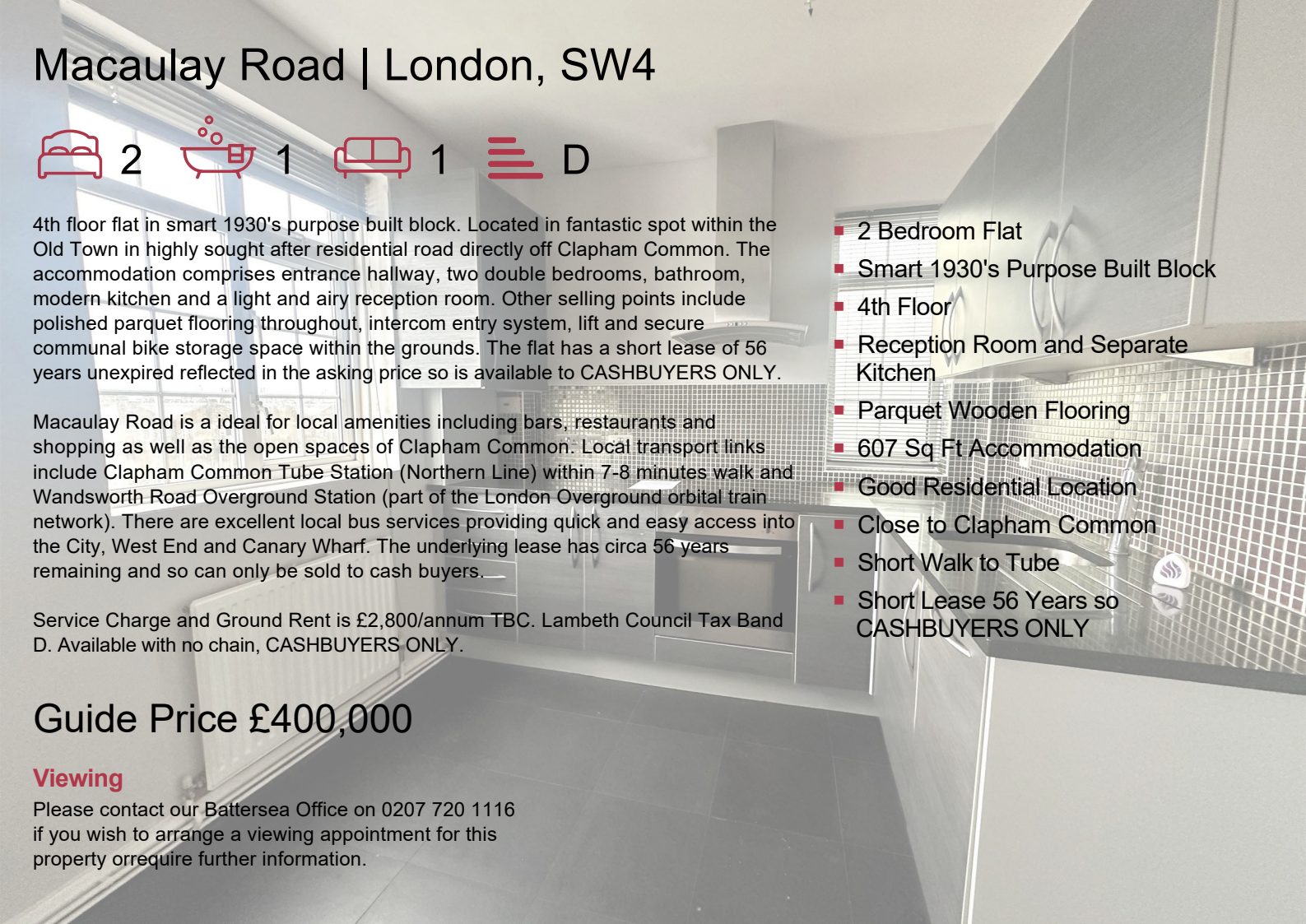
Service Charge and Ground Rent is £2,800/annum TBC. Lambeth Council Tax Band D. Available with no chain, CASHBUYERS ONLY.

Guide Price £400,000

Viewing

Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

- 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



45 Macaulay Court, SW4

Gross internal area (approx)
56.39 sq m / 607 sqft



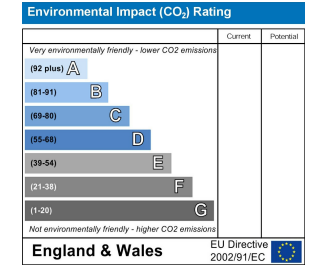
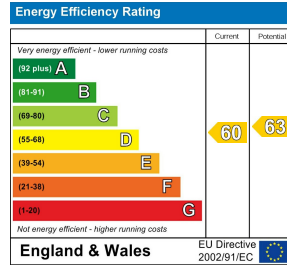
Key :
CH - Ceiling Height



Fourth Floor

For Identification Only. Not To Scale.

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