



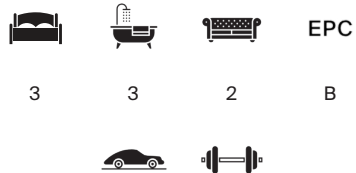
MACAULAY ROAD

London SW4



MACAULAY ROAD LONDON SW4

A three bedroom apartment for sale on Porteus Place, SW4.



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold, approximately 987 years remaining

Ground rent: £900 per annum, reviewed annually, next review due 2026

Service charge: £12,000 per annum, reviewed annually, next review due 2026

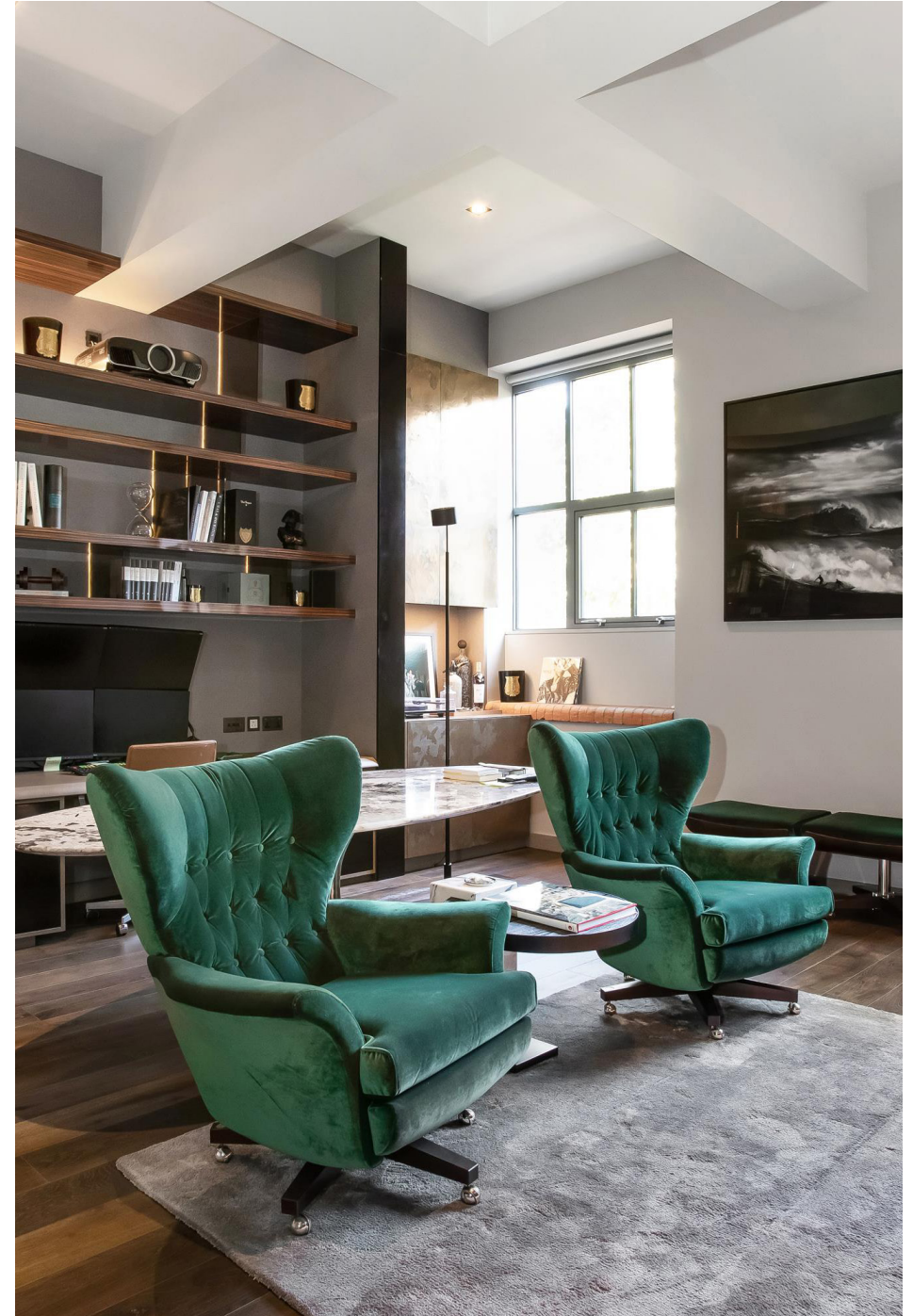
Guide price: £1,950,000



ABOUT THE PROPERTY

Experience unparalleled luxury in this unique double apartment in Clapham Old Town's sought-after Macaulay Walk development. Moments from Clapham Common, top restaurants, and vibrant bars, this high-end duplex spans 2,650 square feet with high ceilings and was artfully merged from two separate units in 2020.

Formerly GQ's Bachelor Pad of the Year 2017, this property has been meticulously renovated to the highest standards. It features three en-suite bedrooms, two spacious reception rooms, a kitchen, dining room, library, and two versatile entrances, offering multiple configuration options.







The ground floor boasts an impressive entrance leading to a library, kitchen, dining room, and lounge. A sophisticated library corridor opens to a large second reception room, currently serving as a study, library, and cinema. The lower level includes three large en-suite bedrooms, one of which occupies an entire floor and connects to a high-end home gym through a hidden door. The design exudes a luxurious hotel ambiance with unique character.

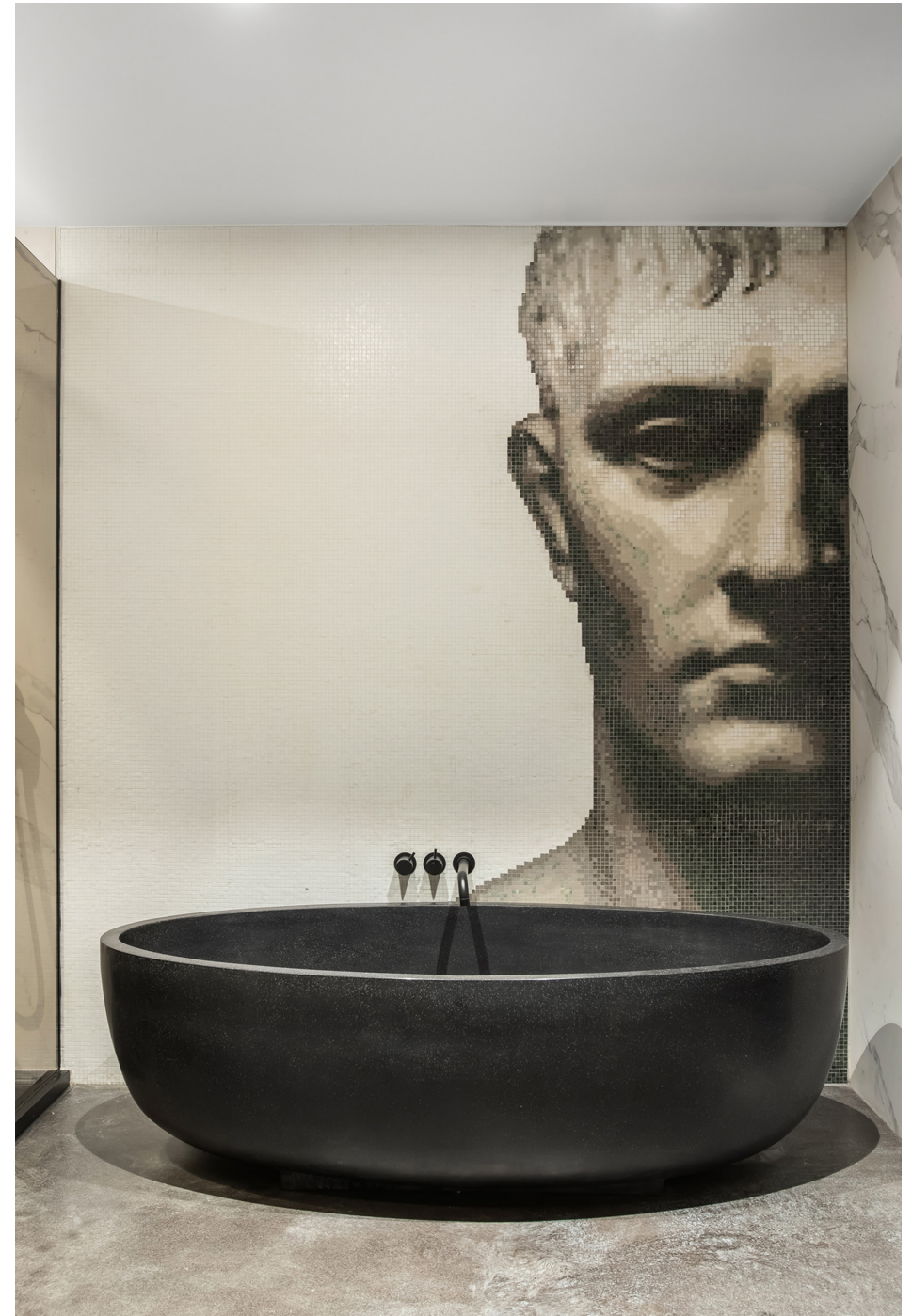
This immaculate home also includes two secure underground parking spaces, on-site concierge, and excellent security, making it perfect for lock-up-and-go living with grand city house proportions.

This apartment can also be separated into two separate apartments if required, sold as such and the property can be sold as fully furnished too.



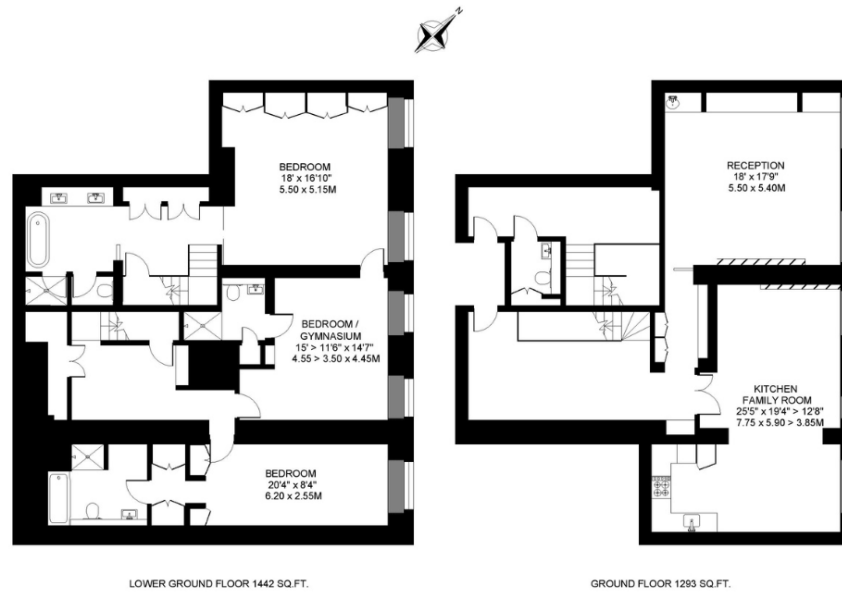
MODERN LUXURY IN A SOUGHT-AFTER LOCATION

Clapham Old Town has a large selection of coffee shops, bars and restaurants just a short distance away, as well as a number of artisan delicatessens, butchers and patisseries. The Clapham Picture-house Cinema is nearby in Venn Street, which hosts a weekly market. The development adjoins Clapham Common, which provides 220 acres of tree lined grassland. Transport from Clapham Common underground (0.4 miles) provides a superb direct link into The City via the Northern line. The position of Porteus Place within the Old Town and specification of the development makes it one of the most desirable developments in SW4. There are a number of outstanding schools within the area, including Clapham Manor Primary School, Parkgate House School and Eaton House.









(Including Basement / Loft Room)
 Approximate Gross Internal Area = 254.09 sq m / 2,735 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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