



Macaulay Road, London SW4 0QP

welcome to
Macaulay Road, London

A stylish and beautifully balanced first-floor modern one double bedroom apartment for sale, offering approximately 606 sq ft of thoughtfully arranged accommodation.

Positioned to the front of the highly regarded Macaulay Walk development, a former nineteenth-century Optical Works sensitively redeveloped in 2016, a development recognised for combining contemporary living with architectural character.

At its heart lies an impressive almost 18-foot open-plan reception, dining and kitchen space, creating a superb entertaining environment. The kitchen is centred around a generous island, complemented by engineered wood flooring throughout and excellent integrated storage, resulting in a clean, elegant aesthetic.

Macaulay Road is widely regarded as one of the premier addresses in Clapham Old Town, located less than 150 metres from the open green spaces of Clapham Common. The area benefits from excellent transport connections, with the Northern line available at Clapham Common Underground, alongside mainline services from Clapham Junction and Clapham High Street providing direct routes into Victoria and Waterloo. A number of highly regarded state and private schools are also close by, while the fashionable Old Town offers an excellent selection of independent shops, cafés, bars and restaurants.

Offered to the market with no onward chain.

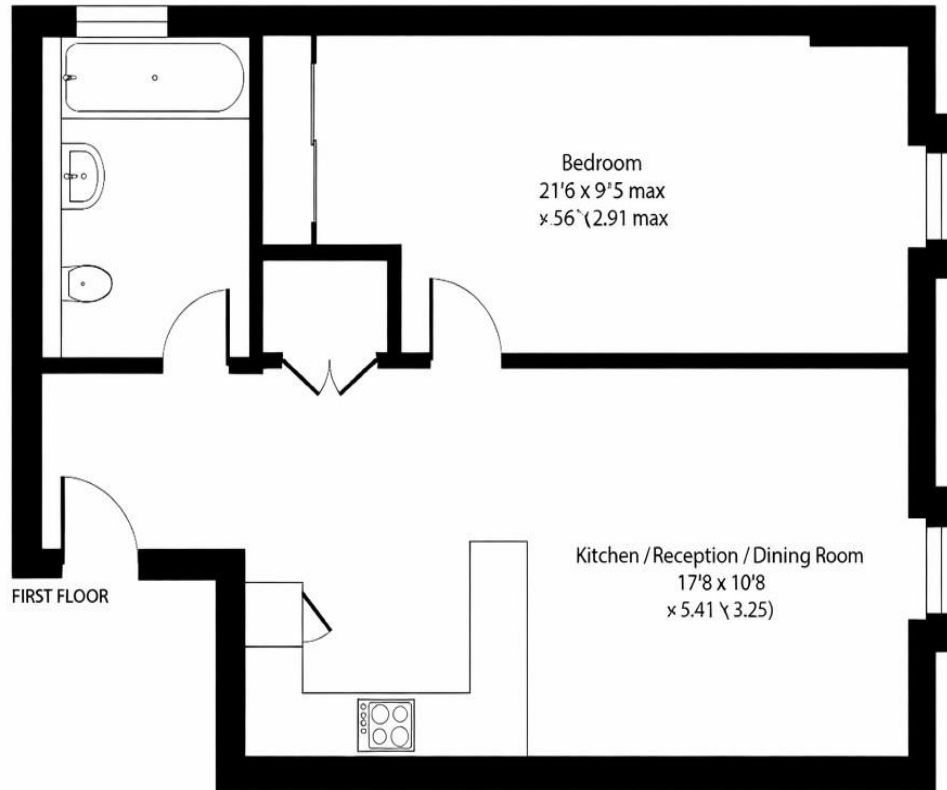




Macaulay Road, London, SW4

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Incorporating International Property Measurement Standards (IPMS2 Residential). © neotecom 2025.

This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.

welcome to

Macaulay Road, London

- Extending to approximately 606 sq ft
- Impressive almost 18' open-plan reception/dining/kitchen with centre island, engineered wood flooring and excellent storage
- Set within Macaulay Walk development, a characterful former nineteenth-century Optical Works redevelopment (2016)
- Prime Clapham Old Town location, less than 150 metres from Clapham Common
- Offered to the market with no onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Apr 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108405



Property Ref:
CPM108405 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 7720 5932



Clapham@barnardmarcus.co.uk



85 Rectory Grove, Clapham, LONDON, SW4 0DR



barnardmarcus.co.uk