



Rectory Grove  
SW4

CHESTERTONS





A charming split-level upper-floor Victorian conversion flat combining period features with contemporary living. Retaining original details such as stripped wooden flooring and high ceilings, the property offers an open-plan living room with a beautiful fireplace, a modern kitchen, and ample dining space. The flat also boasts two spacious double bedrooms and a modern shower room. A separate utility room located off the first-floor communal hallway provides added convenience.

Located on the sought-after Rectory Grove, a popular residential street in the heart of Clapham Old Town, the property is perfectly positioned to take advantage of excellent transport links, including Wandsworth Road Mainline station with direct routes to Victoria and London Bridge, as well as Clapham Common and Clapham North Underground stations. The vibrant Clapham Old Town, with its wide array of cafes, restaurants, bars, and boutique shops, is just a short stroll away, offering a lively and convenient lifestyle.

- Charming split-level Victorian conversion flat with period features
- Open-plan living room with a beautiful fireplace and ample space for dining
- Contemporary kitchen with modern finishes
- Two generous double bedrooms with plenty of natural light
- Modern bathroom
- Stripped wooden flooring and high ceilings throughout

Asking Price £699,950

**Tenure:** Share of Freehold 985 years 11 months

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Lambeth

**Council Tax Band:** D

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## Rectory Grove, SW4

Approximate gross internal area

**98.75 sq m / 1063 sq ft**  
(Including Eaves Storage)

**Eaves Storage**  
15.70 sq m / 169 sq ft



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