4.0 Porteus Place, London, SW4 0AP

Guide price £395,000

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A well-presented one-bedroom property situated in Porteus Place, forming part of the popular and secure gated Macaulay Walk development in Clapham.

The property offers bright, well-proportioned accommodation, centred around a contemporary open-plan kitchen and reception room with ample space for both dining and relaxing. The comfortable double bedroom home benefits from great storage, while a modern bathroom and fresh, neutral décor complete the accommodation.

One of the property's standout features is its private courtyard garden, accessed directly from the living area. Enclosed and wonderfully private, the courtyard provides generous space for outdoor seating and planting, creating an attractive extension of the living space and an ideal setting for al fresco dining, entertaining or simply relaxing outdoors. Furthermore, this stylish property offers the opportunity for an extension subject to planning.

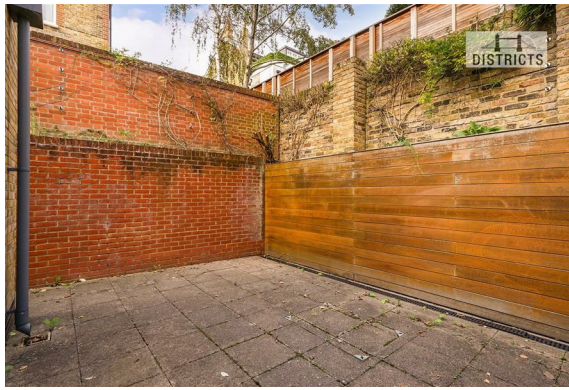
Macaulay Walk is a sought-after secure gated development, combining contemporary architecture with attractive landscaped communal areas and a peaceful residential setting. Despite its sense of seclusion, the development is conveniently positioned for the excellent selection of shops, cafés, bars and restaurants that Clapham has to offer.

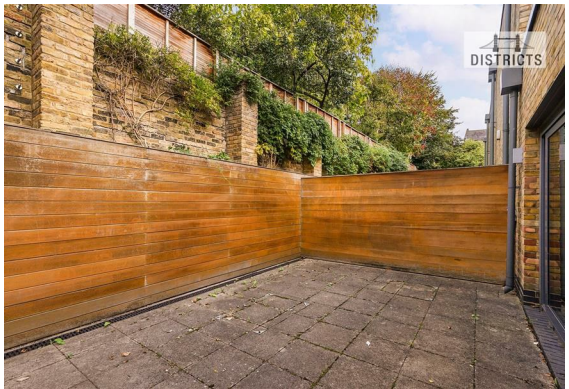
Clapham Common and the amenities of Clapham Old Town are both within easy reach, while Clapham Common and Clapham North Underground stations provide convenient connections into central London.' Please note: photographs have been digitally dressed for illustrative purposes'

Approx. years remaining on lease: 138
Ground rent amount: approx. £350pa
Ground rent review period: Ask Agent
Service charge amount: approx. £1,369.66pa
Service charge review period: Ask Agent
Council tax band: E (Lambeth)

Electricity supply – Mains | Heating & Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Parking: No | Cladding: N/A

To check planning permission please visit the councils website.





DISTRICTS

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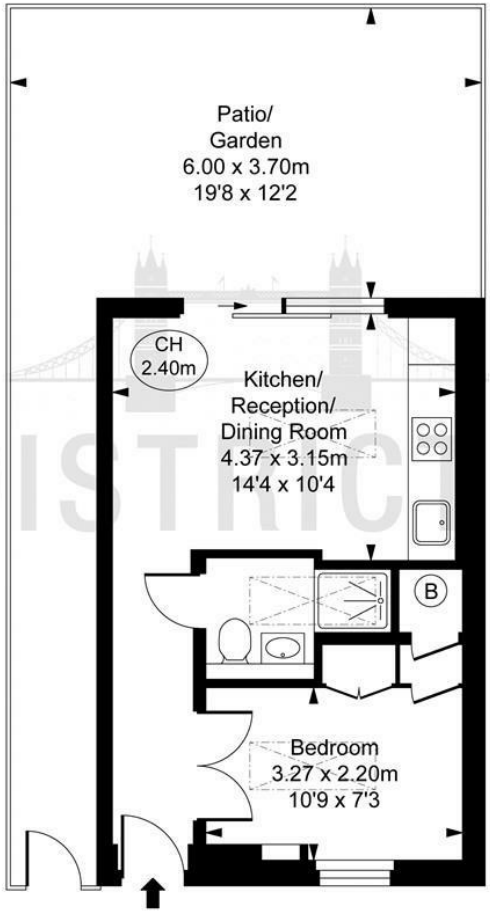
Porteus Place, SW4

Approximate Gross Internal Area

31.10 sq m / 335 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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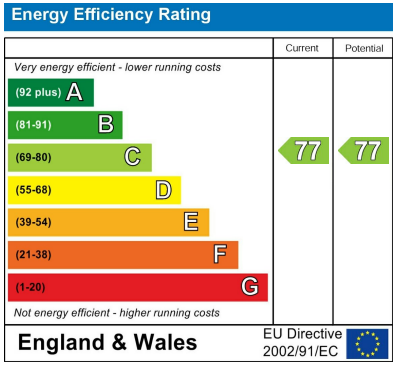

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