



Grafton Square  
London, SW4

CHESTERTONS







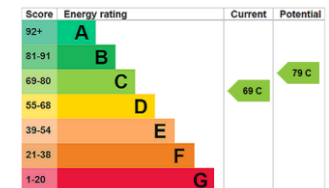
A spacious, split level apartment located on a desirable garden square.

The property consists of a spacious reception room, with large windows allowing in plenty of light. A separate kitchen. Two incredibly large double bedrooms, each with built in storage. There is also the benefit of a demised loft.

Grafton Square is a highly desirable address south of the River in SW4, Clapham Common underground station is only a five-minute walk away, as is Clapham High Street with its lively cafes, restaurants and shops. An additional benefit is the proximity from an excellent selection of local state and private schools, including nearby Eaton House, Parkgate School, Thomas's, Macaulay Church of England Primary School, and Lycée Francais Wix School.

- 2 bedrooms
- 1 Reception
- 1 Bathroom
- First Floor
- Permits available
- Period

Asking Price £1,100,000



**Tenure:** Freehold

**Local Authority:** Lambeth

**Council Tax Band:** E

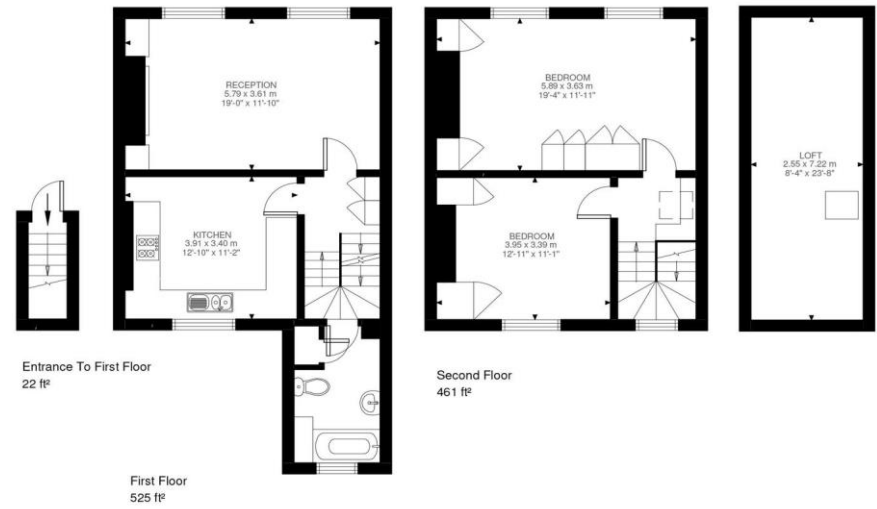
*Chestertons Battersea & Clapham Sales*

6 Battersea Rise  
London  
SW11 1ED

battersearise@chestertons.co.uk

020 7924 4400

chestertons.co.uk



**Grafton Square, SW4**  
Approximate Gross Internal Area  
93.71 SQ.M / 1009 SQ.FT  
(EXCLUDING LOFT)  
LOFT 18.40 SQ.M / 198 SQ.FT  
INCLUSIVE TOTAL AREA 112.11 SQ.M / 1207 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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