

1 Bedroom Ground Floor Flat for Sale in Clapham SW4 with Private Garden Near Clapham Common Station - Offers in excess of £425,000

Macaulay Road, Clapham, London, SW4



Key Features

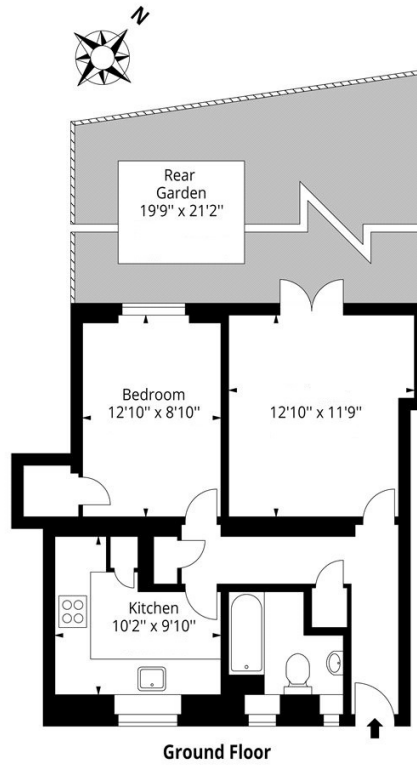
Chain Free, Private Garden, Ground Floor, Refurbished to a high standard, Ideal first time buyer opportunity, Ideal Rental Investment

Description

Residenza is delighted to present this charming **one-bedroom ground floor self-contained flat**, ideally located within the highly sought-after Macaulay Square, moments from the **open green spaces of Clapham Common**. Offering a blend of character, comfort and convenience, the property benefits from **bright living accommodation**, a **private rear garden** and **excellent transport links**, making it an ideal purchase for **first-time buyers, investors** or those seeking a **stylish London home**.

- Ground floor one-bedroom apartment
- Spacious and bright reception room
- Separate fully fitted kitchen
- Modern bathroom with bathtub and overhead shower
- Generously sized double bedroom
- Private rear garden ideal for entertaining
- Offered to the market with no onward chain
- Moments from Clapham Common
- Close to Clapham Common & Clapham North Underground Stations
- Easy access to Wandsworth Road Overground & Clapham High Street
- Surrounded by popular cafés, restaurants, bars and local amenities
- Highly desirable South West London location





Ground Floor

Approx Gross Internal Area 520 Sq Ft - 48.30 Sq M

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 28, Macaulay Square, Clapham, SW4 0RR