



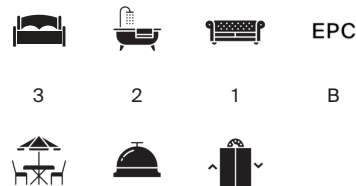
PORTEUS PLACE

Clapham Old Town SW4



PORTEUS PLACE CLAPHAM OLD TOWN, SW4

A fantastic three double bedroom duplex apartment with a terrace and a balcony, located in a gated development in the heart of Clapham Old Town.



Local Authority: London Borough of Lambeth

Council Tax band: F

Tenure: Leasehold, approximately 137 years remaining

Ground rent: £550 per annum, reviewed every year, next review due 2027

Service charge: £6,000 per annum, reviewed every year, next review due 2027

Guide price: £975,000



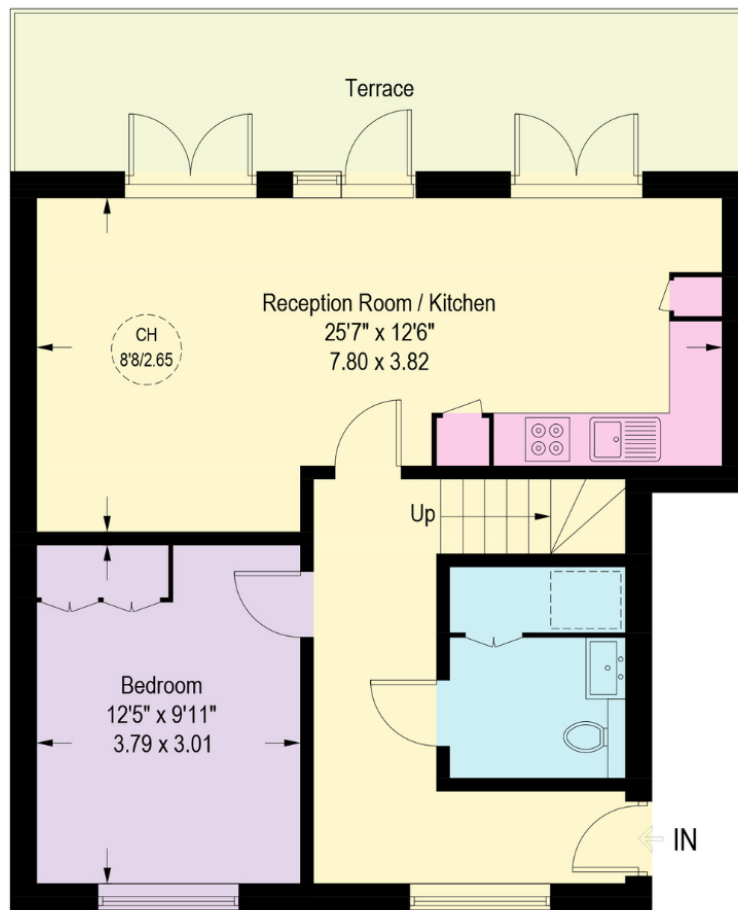
WHERE COMFORT MEETS CONVENIENCE

This superb duplex apartment is arranged over the top two floors of a highly sought-after gated development in the heart of Clapham Old Town. The apartment benefits from lift access, underfloor heating throughout and measures just shy of 1,200 sq ft. On the lower floor, there is a fabulous open-plan kitchen reception room with sleek integrated appliances, wooden floors and doors opening out to a large terrace, perfect for entertaining. The terrace has an outdoor tap and working irrigation installed. To complete this floor there is a spacious double bedroom with inbuilt wardrobes and a guest loo conveniently leading into a laundry room. Upstairs is home to the principal bedroom which is an impressive space with an abundance of inbuilt storage, a balcony and an en suite shower room, there is a third double bedroom with inbuilt wardrobes and a family bathroom. Residents at this fabulous development benefit from having a week day concierge service and there is secure bike storage in the building.

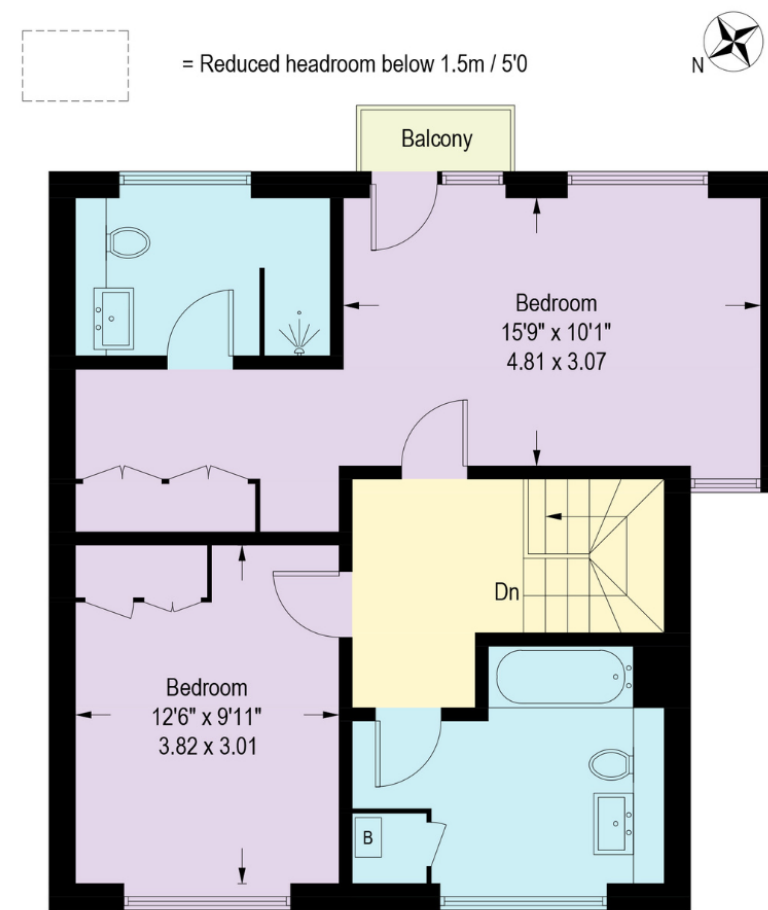








Second Floor



Third Floor

Approximate Gross Internal Area = 112.7 sq m / 1,213 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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