



Macaulay Road, London SW4 0QP

welcome to

Macaulay Road, London

A superb modern home available to buy from as little as £125,000 with a 25% share!

This stylish and beautifully balanced first-floor modern one double bedroom apartment for sale, offering approximately 606 sq ft of thoughtfully



Positioned to the front of the highly regarded Macaulay Walk development, a former nineteenth-century Optical Works sensitively redeveloped in 2016, a development recognised for combining contemporary living with architectural character.

At its heart lies an impressive almost 18-foot open-plan reception, dining and kitchen space, creating a superb entertaining environment. The kitchen is centred around a generous island, complemented by engineered wood flooring throughout and excellent integrated storage, resulting in a clean, elegant aesthetic.

Macaulay Road is widely regarded as one of the premier addresses in Clapham Old Town, located less than 150 metres from the open green spaces of Clapham Common. The area benefits from excellent transport connections, with the Northern line available at Clapham Common Underground, alongside mainline services from Clapham Junction and Clapham High Street providing direct routes into Victoria and Waterloo. A number of highly regarded state and private schools are also close by, while the fashionable Old Town offers an excellent selection of independent shops, cafés, bars and restaurants.

Pricing & Affordability

Full Market Value: £500,000



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Macaulay Road, London

- Extending to approximately 606 sq ft
- Impressive almost 18' open-plan reception/dining/kitchen with centre island, engineered wood flooring and excellent storage
- Set within Macaulay Walk development, a characterful former nineteenth-century Optical Works redevelopment (2016)
- Prime Clapham Old Town location, less than 150 metres from Clapham Common
- Offered to the market with no onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Apr 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPM108407 - 0003

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