



 RAMPTON
BASELEY

OLD TOWN, SW4 / LEASEHOLD

SW4 / LEASEHOLD

SITUATED IN THE HEART OF VIBRANT CLAPHAM OLD TOWN, THE METAL WORKS IS A GATED DEVELOPMENT OF 24 STUNNING, LOFT-STYLE APARTMENTS SET AROUND A BEAUTIFUL, LANDSCAPED COURTYARD. THE ORIGINAL ARCHITECTURE HARMONIZES PERFECTLY WITH THE NEIGHBOURING PERIOD PROPERTIES, AND THE CHARACTERISTIC INTERIOR DESIGN STANDS APART FROM SIMILAR SIZED SCHEMES IN THE AREA. THIS ONE-BEDROOM APARTMENT IS SITUATED ON THE GROUND FLOOR AND IS FLOODED WITH LIGHT FROM THE CRITTALL-STYLE WINDOWS WHICH RUN THE FULL WIDTH OF THE PROPERTY.

Upon entering the flat, the bright hallway leads through to the open-plan kitchen reception room. Two large windows to the side mean the room is filled with natural light. Wooden floors and window seats add character to the room and there is plenty of space for both a comfortable seating area and dining table. The kitchen itself has a good range of modern wall and base units with fully integrated appliances and a distressed copper splashback.

The double bedroom is set at the far end of the hallway and benefits from another large window and an excellent built-in wardrobe. A smart bathroom with shower over bath completes the accommodation, and a store room and a cupboard in the hallway provide additional storage.

The site boasts a heritage of notable cultural significance as the home of the famous 'Art Metal Works', where arts and crafts pioneer William Bainbridge Reynolds plied his craft. Reynolds can arguably be considered the most eminent metalworker of all time and famously created the Kitchener chapel gates at St. Paul's Cathedral.

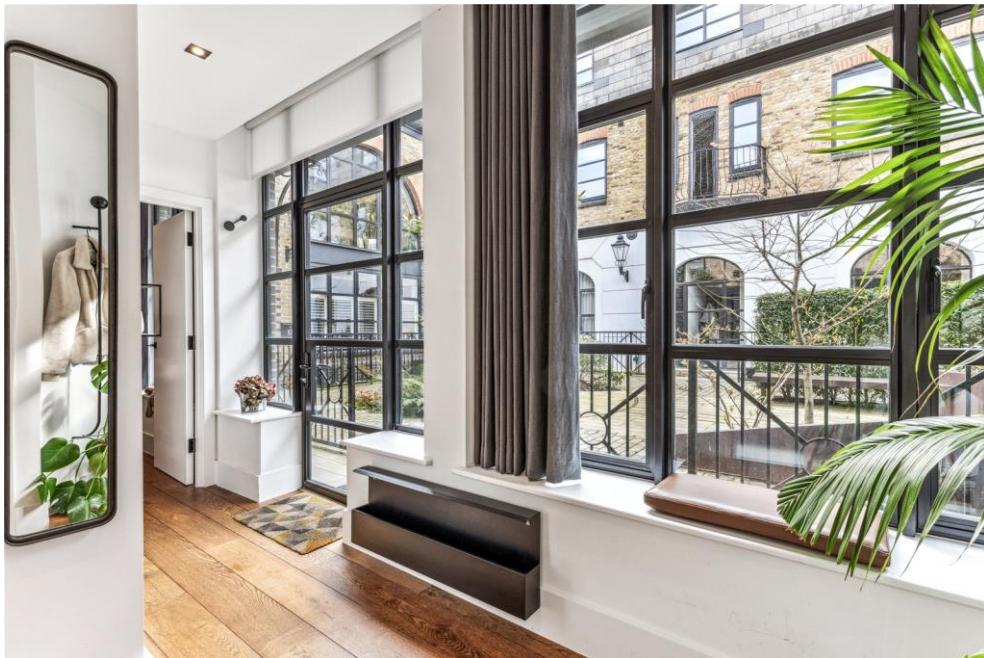
Clapham Old Town has long been established as one of the most sought-after locations south of the river. It is well known for its incredible range of bars and restaurants as well as its own cinema and theatre. The apartment is within a stone's throw of the wide-open green spaces of Clapham Common and transport can be found at Clapham Common Underground on the Northern Line as well as numerous bus routes.

NB. There may be the possibility of buying a Share of Freehold which other properties in the development have done.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Tenure: 125 years



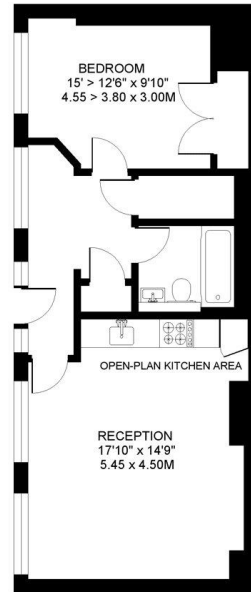
**OPEN-PLAN KITCHEN RECEPTION
ROOM | DOUBLE BEDROOM |
BATHROOM | GOOD STORAGE |
GATED DEVELOPMENT |
LANDSCAPED GARDENS |
CLAPHAM OLD TOWN**



THE METALWORKS
CLAPHAM
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
553 SQ.FT / 51.4 SQ.M.



GROUND FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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