



GRAFTON SQUARE / SW4

A FANTASTIC ONE-BEDROOM FLAT IN AN EARLY VICTORIAN GARDEN SQUARE BUILDING, IN THIS IDEAL LOCATION CLOSE TO CLAPHAM COMMON TUBE STATION.

The flat comprises of one good-sized double bedroom, a kitchen with integrated appliances, a large reception area and a bathroom with a bath and overhead shower.

The property is presented in good condition and has a great sense of light and space throughout.

Grafton Square is located in Clapham Old Town. Clapham Common tube is literally around the corner and there is an abundance of vibrant shops, bars and restaurants nearby.

EPC Rating: C | Council Tax Band: D



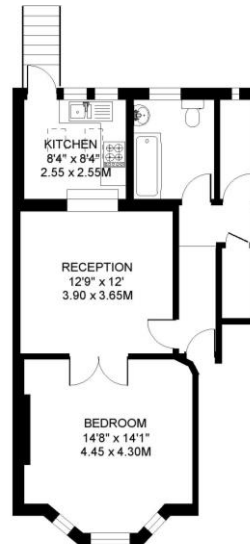
**ONE BEDROOM | RECEPTION
ROOM | KITCHEN | BATHROOM |
GARDEN**



GRAFTON SQUARE
CLAPHAM
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
598 SQ.FT / 55.5 SQ.M.



RAISED GROUND FLOOR

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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.



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