



**RAMPTON
BASELEY**

MACAULAY ROAD, SW4 / LEASEHOLD

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THIS STYLISH AND CONTEMPORARY ONE-BEDROOM FLAT OFFERS 549 SQ FT OF BRIGHT AND AIRY LIVING SPACE ON THE SECOND FLOOR OF A STRIKING MODERN APARTMENT BLOCK IN CLAPHAM OLD TOWN, JUST OFF CLAPHAM COMMON.

Set back from the road and via a secure fob entry, the flat benefits from floor-to-ceiling picture windows with custom-made wooden shutters and fresh decoration. A hallway leads into the spacious open-plan kitchen reception room. There is plenty of space for both comfortable seating and a dining table and the room is flooded with light via the large windows. The kitchen itself has an excellent range of white gloss wall and base units with fully integrated appliances and metro tile splashback.

The double bedroom has a built-in wardrobe with sliding doors and a floor-to-ceiling window with shutters. The well-appointed bathroom is adjacent with shower over bath. A large storage cupboard completes the accommodation.

Macaulay Road is arguably one of Clapham's prime residential streets with the wide-open spaces of Clapham Common literally at the end of the road. The amenities of Clapham Old Town are just moments away and transport can be found at Clapham Common Underground on the Northern Line, with quick connections into The City and West End.

Council Tax Band: D | EPC: B | Tenure: Leasehold |
Length of Tenure: 113 years 8 months

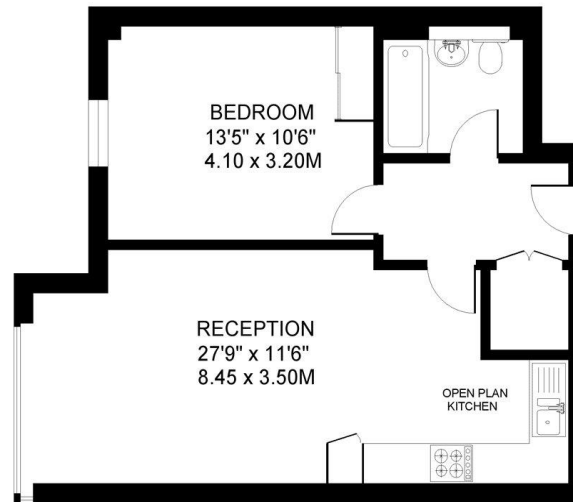


**OPEN-PLAN KITCHEN RECEPTION
ROOM | DOUBLE BEDROOM |
BATHROOM | SECOND FLOOR |
MODERN DEVELOPMENT | JUST OFF
CLAPHAM COMMON**



**MACAULAY ROAD
LONDON SW4**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
549 SQ.FT / 51 SQ.M.



SECOND 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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