



A beautifully bright two bedroom flat.

Clapham Old Town, The Metal Works SW4

Leasehold



Two Bedrooms • 2.5 Bathrooms • Kitchen/Reception Room

Local information

The Metal Works is situated in the heart of Clapham Old Town and benefits from the wonderful shops, wine bars and restaurants along The Pavement and in Clapham. The open expanses of Clapham Common are a short walkaway with its tennis courts, a bowling green, cricket nets and a café.

For transport, Clapham Common Underground Station (Northern Line) offers services into The City and West End and Wandsworth Road Overground Station also provides services into London Victoria and London Waterloo. The area further benefits from an excellent selection of schools.

About this property

A beautifully modern flat with two bedrooms and bathrooms is a fantastic flat located in The Metal Works. As you enter the property you are welcomed with a wonderfully presented, spacious open kitchen and reception room.

As you walk through the flat a bedroom with its own bathroom is situated on your left and on your right a larger bathroom following onto another light and airy bedroom further down the hallway with its own patio. The property also benefits from an extra cloakroom.

Tenure

Leasehold

Local Authority

London Borough of Lambeth

EPC rating = E

Viewing

Strictly by appointment with Savills





Clapham Old Town, The Metal Works SW4

Gross internal area (approx) 1010 sq.ft.

Drew Zendra

Savills Northcote Road

020 3428 2222

dzendra@savills.com



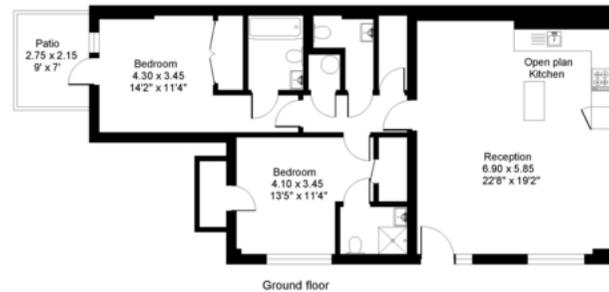
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Old Town, SW4

Gross internal area (approx.):
93.8 sq.m. (1010 sq.ft.)

For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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