



One bedroom flat with a private terrace and a courtyard communal garden

**Old Town, London, SW4**

£475,000 Leasehold





Private entrance • One bedroom one bathroom • A wonderful open-plan kitchen/reception room • Private terrace and courtyard communal garden • Located in the heart of Clapham Old Town • Fantastic local amenities nearby • Close to superb transport links

### Local Information

The Metalworks 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 walk away 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 one bedroom and one bathroom located in The Metalworks. Upon entering through a private entrance, you are welcomed with a wonderfully presented, spacious open-plan kitchen and reception room.

The kitchen has fully integrated smeg appliances and plenty of built-in storage. The reception room has a cosy seating area, exposed brickwork, an integrated Sonos sound system with ceiling speakers and a large window filling the room with natural light.

The double bedroom is located to the rear of the property and has two large windows, a dressing room and a modern en-suite bathroom with underfloor heating. The property benefits from a front terrace and gated courtyard garden to the rear.

### Tenure

Leasehold

### Local Authority

Lambeth Council

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.







Old Town, London, SW4  
Gross Internal Area 359 sq ft, 33.4 m²

Adam Camplin  
Northcote Road  
+44 (0) 20 3428 2222  
adam.camplin@savills.com

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OLD TOWN, SW4

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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID705658)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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