



40 Porteus Place, London, SW4 0AP

£2,297 Per month

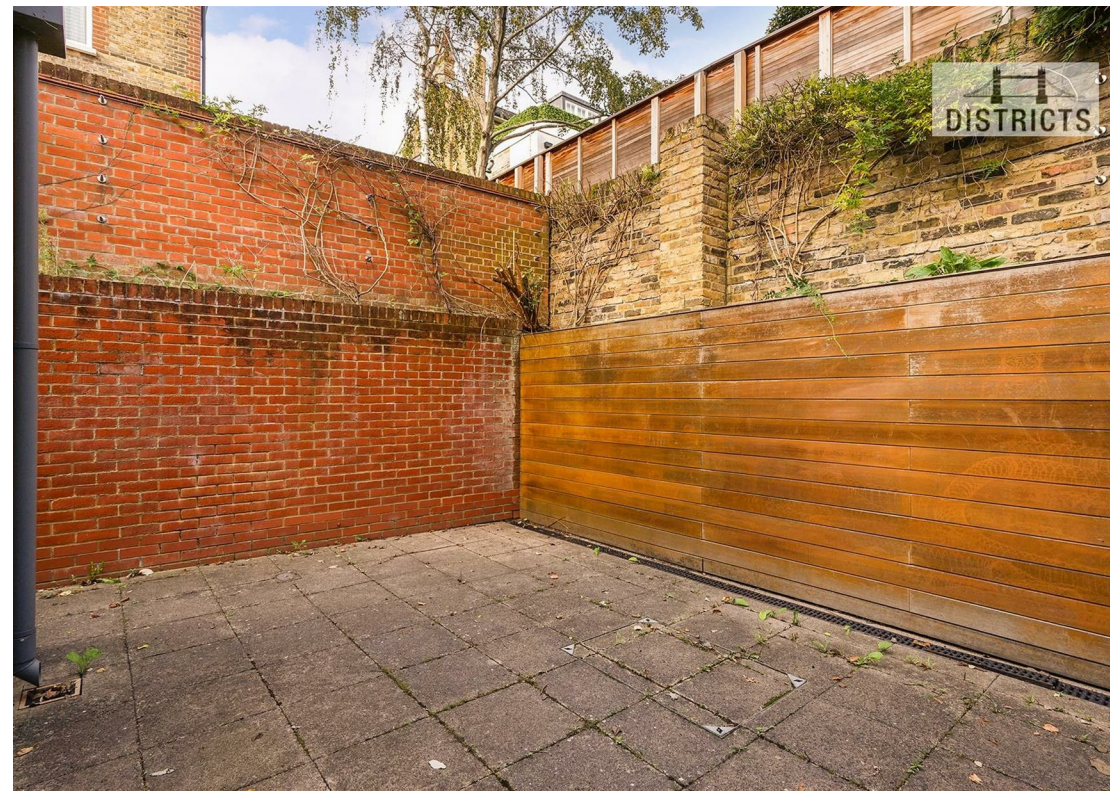
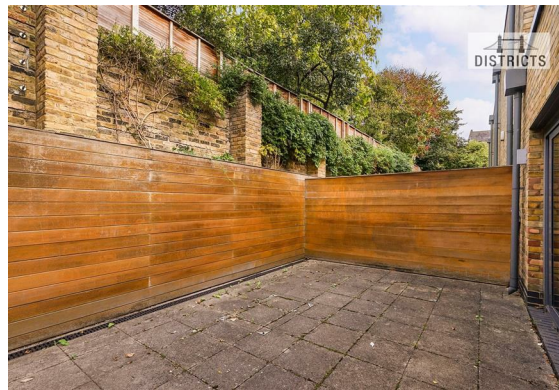
 1  1  1  C

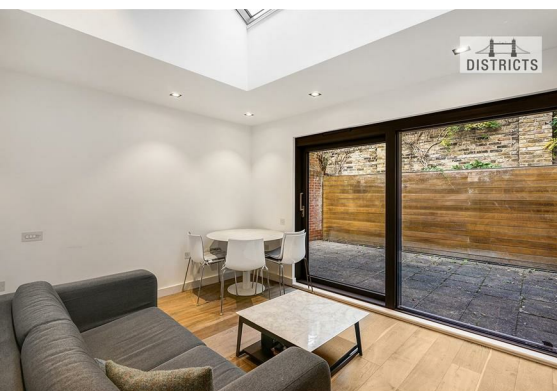
Spacious one bedroom property in the sought-after Macaulay Walk Development. Situated in the heart of Clapham old town, offering a variety of bars, popular cafés and restaurants. The property is moments from the Common with access to central London via the northern line at Clapham Common underground. Offered Furnished with an onsite porter.

Furnished
Council tax band : Lambeth - E
Change of contract fee: £50 including VAT
Holding Deposit -1 weeks rent, subject to agreed offer

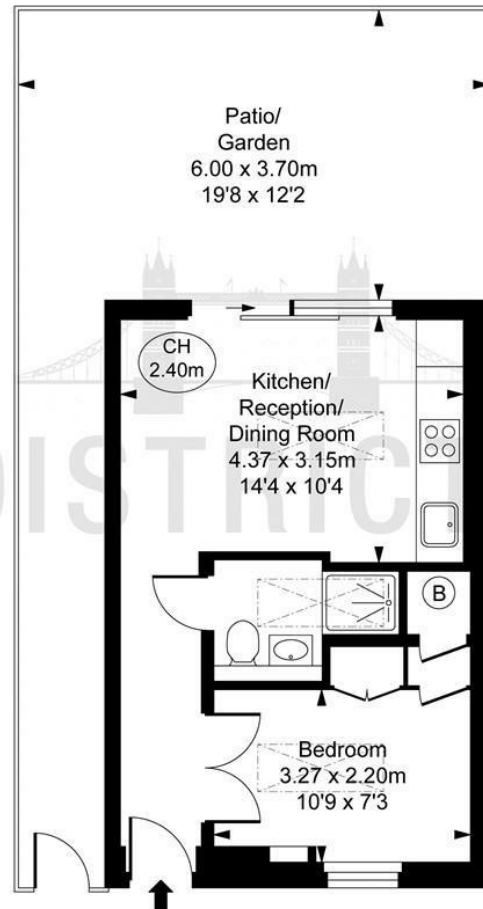
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water & heating – Mains | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit the Council Website, Planning & Building Control





Porteus Place, SW4
 Approximate Gross Internal Area
 31.10 sq m / 335 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.