



Porteus Place, Macaulay Road, Wandsworth SW4



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A totally unique and stunning double apartment in the sought after Macaulay Walk development within Clapham Old Town, steps away from Clapham Common, Trinity restaurant, Grafton Square and multiple eateries, bars, coffee shops. Set within a boutique block, this high end property entails two separate apartments beautifully merged in 2020 into one 2650 square foot, high ceiling duplex. Voted as GQ Bachelor Pad of the Year 2017 and subsequently enlarged and renovated to an even higher level! No penny or detail has been spared in this renovation and all finishes are high end and well coordinated.



Guide price: £2,350,000

Tenure: Share of freehold plus leasehold, approximately 40 years remaining

Service charge: £12,000 per annum, reviewed every year, next review due 2024

Ground rent: £900 per annum, reviewed every year, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: E



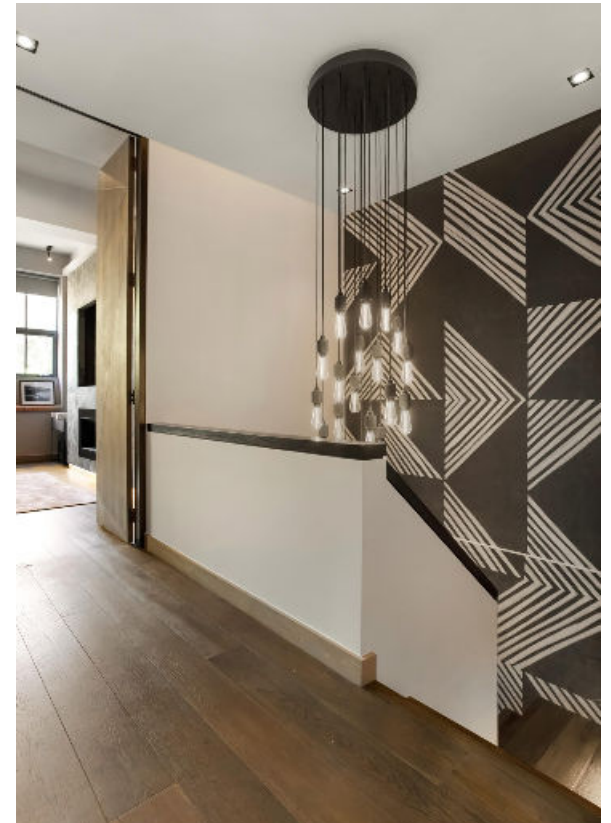
The property comprises in total of three bedrooms with three en-suite bathrooms, two large reception rooms, a kitchen, dining room, library and two large and versatile entrances. Overall the property offers many configurations to prospective buyers.

The ground floor comprises of a wow entrance leading into a library and the kitchen, dining room and lounge. An intricate library corridor leads into a very large and light second reception room currently utilised as a study, library and cinema in one - finished in a Gentleman's Club fashion.

Downstairs are located three peaceful and large en suite master bedroom equivalent bedrooms, one of which occupies an entire lower ground floor area and leads via a hidden door into a room utilised currently as a boutique, high end home gym. The feel is designed to be high end hotel with character.

The property has benefited from a new and meticulous refurbishment from the detailed owner who has developed various luxury real estate globally, combined with one of the top interior designers in the country. Hardly lived in, a real must see as the peaceful, luxurious sanctuary it is - whether to work, rest or entertain.

Two secure underground car parking spaces included. On site concierge and excellent security allows for a fantastic lock-up and go apartment style living with grand city house proportions.

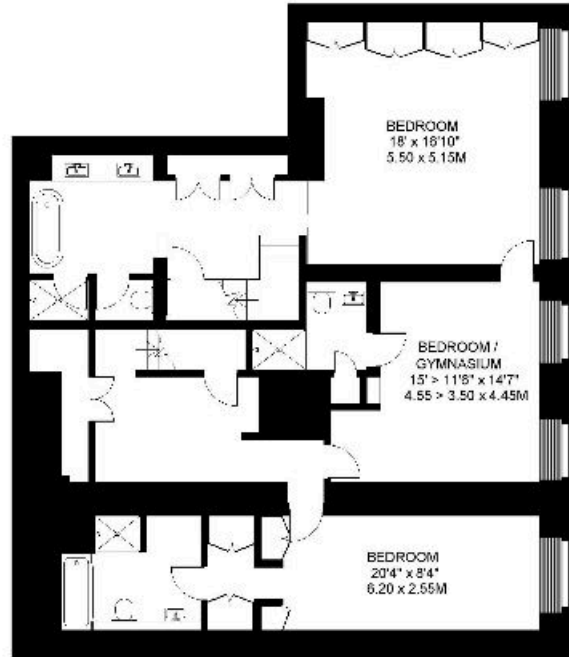




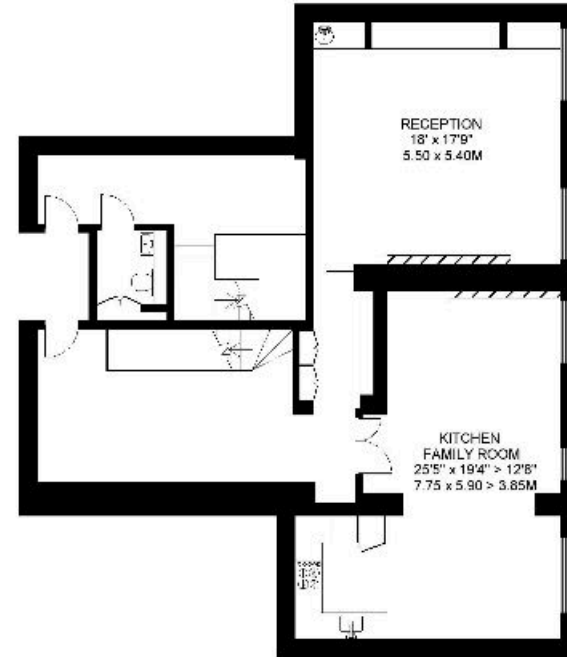




PORTEUS PLACE
CLAPHAM SW4
APPROXIMATE INTERNAL FLOOR AREA
2735 SQ.FT. / 254.1 SQ.M.



LOWER GROUND FLOOR 1442 SQ.FT.



GROUND FLOOR 1283 SQ.FT.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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