



## 38 Grafton Square, Clapham Common, SW4 0DB

SellMyHome are proud to present to market this beautiful and superbly presented one bedroom flat located on the first floor.

With an additional separate bedroom on the half landing, in this handsome white fronted house with fabulous views from the main rooms over the garden square. The main flat has a superb sitting room with high ceilings and an equally gorgeous main bedroom. There is the additional attractive accommodation of the separate studio bedroom which has an en-suite WC and basin.

The main flat consists of a sitting room with high ceilings open plan to the well fitted kitchen with wall and base units, work surfaces with built in electric hob with an oven below and extractor fan over, sink unit with mixer tap and plumbing for a washing / drying machine, integrated fridge and wall mounted gas fired boiler.

There is a well proportioned bedroom also with views over the garden square. The shower room has a WC, wash hand basin and a shower cubicle. The property also benefits from separate studio style accommodation overlooking gardens to the rear on the half landing below consisting of a bedroom with an en-suite WC and basin.

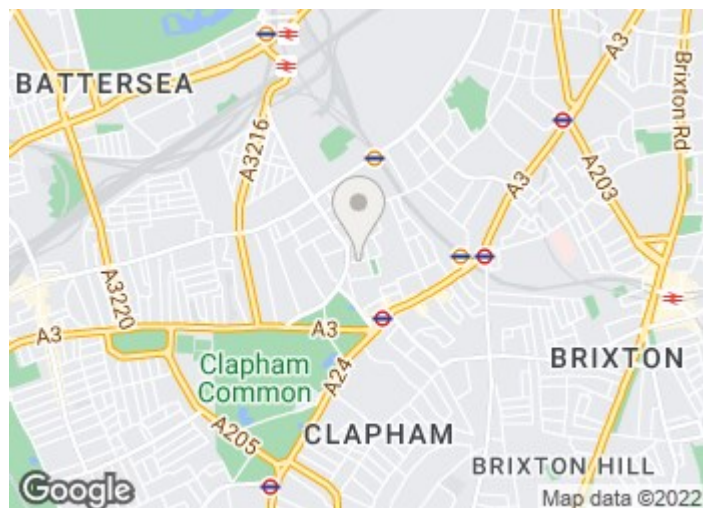
**Price Guide £485,000**

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, Clapham Common, SW4 0DB



- ONE BEDROOM APARTMENT
- VIEWS OVER GRAFTON SQUARE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSEBY TO CLAPHAM COMMON STATION
- LEASEHOLD PROPERTY
- STUDIO ANNEXE



Directions

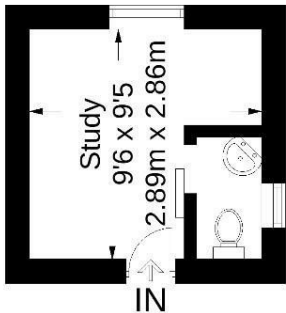




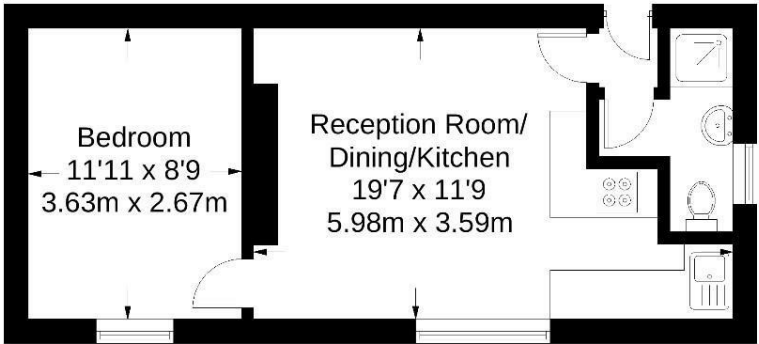


Grafton Square

Approximate Gross Internal Area = 436 sq ft / 40.5 sq m



Half Landing  
90 sq ft / 8.4 sq m



First Floor  
346 sq ft / 32.1 sq m

Not to scale, 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.

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.

