



**MAPLE CLOSE, CLAPHAM
LONDON SW4 8LL**

£750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Maple Close, SW4 8LL
Approx. Gross Internal Area 1001 Sq Ft - 93.00 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.54 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice (2016).

Description

Located on a private, gated road in the heart of Clapham, this end-terrace house offers flexible living space with a bedroom, lounge, kitchen, and cloakroom on the ground floor, plus two double bedrooms and family bathroom to first floor. The property also features an integral garage with potential for conversion (subject to consents).

Outside space: Private rear garden with walled boundary & open air terrace at first floor

Excellent transport links: Clapham North, Clapham Common, and Clapham South Tube stations (Northern Line) are all within easy reach, as are Clapham High Street and Clapham Junction train stations. Enjoy nearby Clapham Common, local cafés, shops, and vibrant amenities.

A rare opportunity for privacy, convenience, and future potential in a sought-after location.

EPC Rating: D

Council Tax: Lambeth Band E

Service charge £309 p/a to include gate maintenance

Viewing

Contact CSJ 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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