



Goulden House, Bullen Street, London SW11 3HG

welcome to

Goulden House, Bullen Street, London

Barnard Marcus is delighted to present you with this stunning one-bedroom apartment laid out across the top floor.

The apartment consists of a bright & spacious reception room with views across south London and communal garden and has a direct access to the private balcony. There is a separate modern fitted kitchen with brand-new built-in appliances.

Good sized double bedroom benefits from massive storage/walk in wardrobes, and fantastic views of London's skyline.

The recently refurbished bathroom with heated towel rail and vanity units with storage.

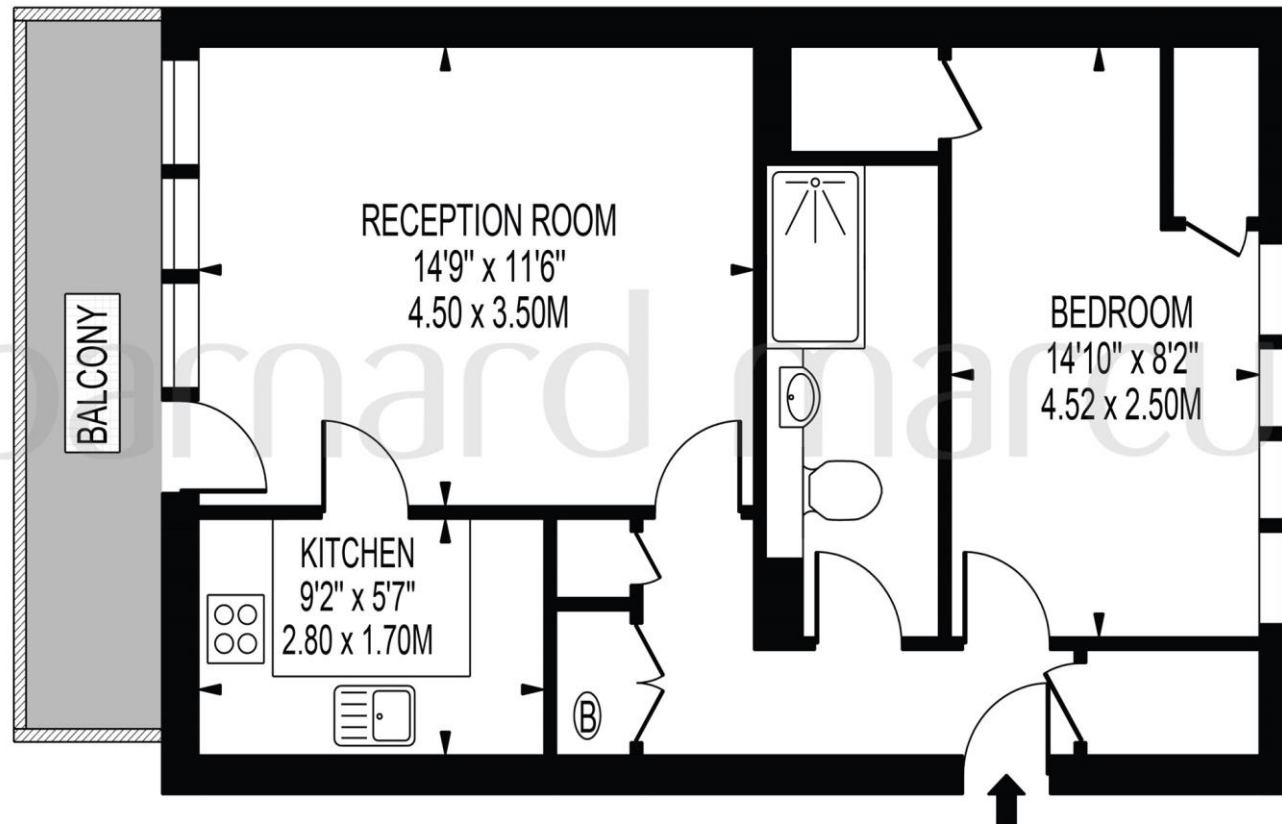
Further benefits include secure door entry, lift and additional storage cupboards.

Goulden House is a popular development located close to Battersea Square and High Street. Battersea Square is well known for its cafes, bars and restaurants. This property is also ideally placed for the large choice of transport links in Battersea with Clapham Junction and Battersea Park a short walk.



GOULDEN HOUSE, BULLEN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 500 SQ FT - 46.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Goulden House, Bullen Street, London

- One Bedroom Apartment
- Bright and Spacious
- Separate Modern Kitchen
- Recently Modernised Bathroom
- South Facing Balcony
- Good Storage
- Chain Free

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



view this property online barnardmarcus.co.uk/Property/BTS106810



Property Ref:
BTS106810 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property