



**Gauden Road, London SW4 6LT**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

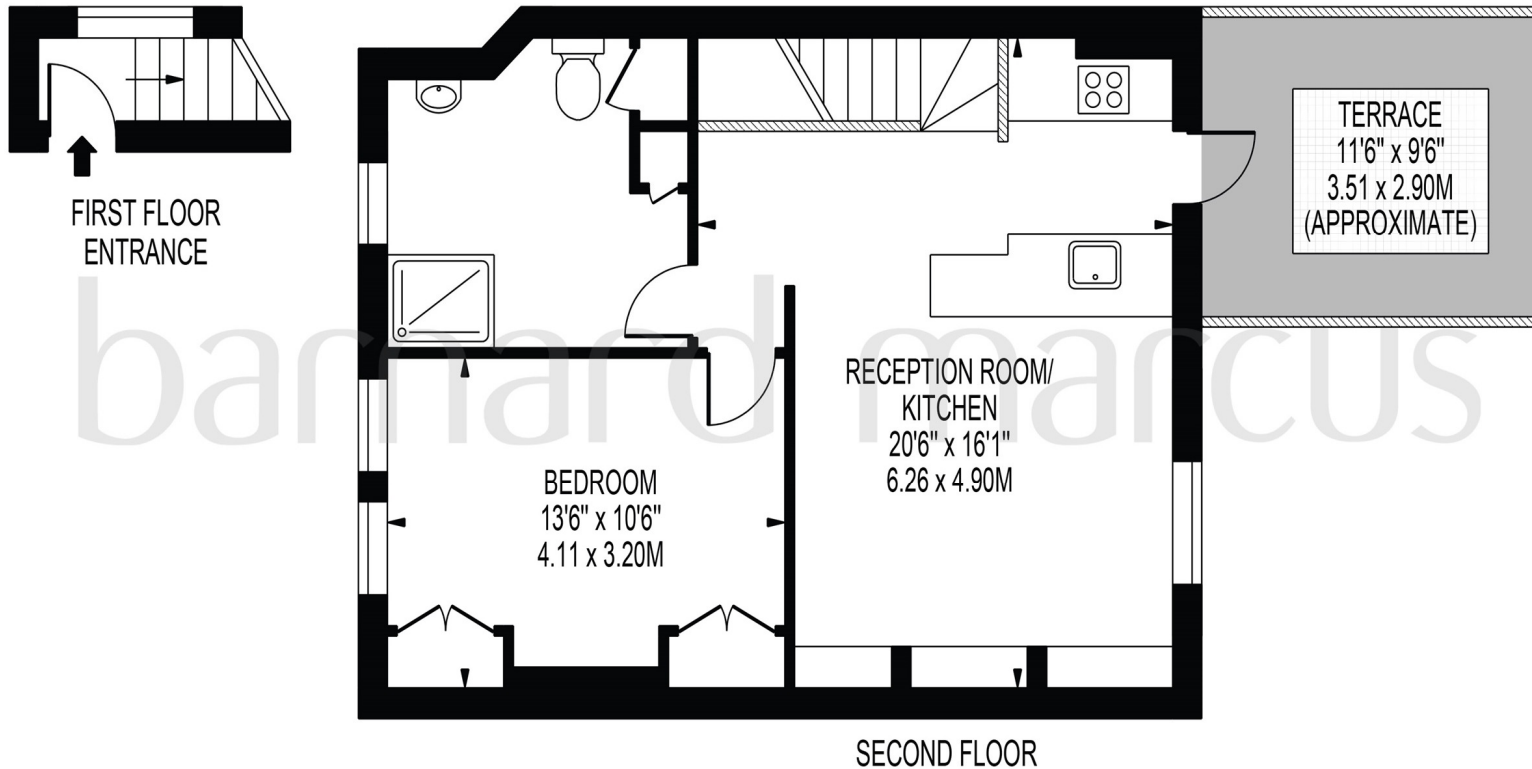
**Gauden Road, London**

We are delighted to present to you this beautiful one double bedroom, period conversion property situated on the very popular Gauden Road, Clapham. The accommodation comprises of reception room, kitchen, large double bedroom, three-piece shower room and a lovely private terrace.



## GAUDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 561 SQ FT - 52.11 SQ M



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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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Local transport links include Clapham Common (Northern Line), Stockwell (Victoria and Northern Line), Nine Elms (Northern Line) and Wandsworth Road (Overground) being five stops from Canada Water, all of which provide excellent access into The City and the West End. The property has the benefit of being located amongst an array of shops, bars, supermarkets, and restaurants.

welcome to

## Gauden Road, London

- Period Conversion
- Clapham Location
- Private Terrace
- Fantastic Transport Links
- Modern Three-Piece Shower Room

Tenure: Freehold EPC Rating: Awaited

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPM107805 - 0001

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