



{ GAUDEN CLOSE LONDON SW2
£4,000 PER MONTH AVAILABLE 22/03/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Gauden Close London SW4

£4,000 Per Month
Furnished

 **3 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- 3 Bedroom House, - 1 Bathroom, -
Modern Kitchen/Reception, - Private
Garden, - Furnished, - Council Tax - Band D

Council Tax

Council Tax Band D

Hamptons

27-31 The Pavement
Clapham, London, SW4 0JE
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{ SHORT TERM RENTAL: CHARMING NEWLY RENOVATED 3 BEDROOM HOUSE

The Property

This lovely house has been renovated throughout to an excellent standard and comprises an open plan ground floor reception with wood flooring leading to a high spec, fully kitchen with dining area. Doors open out from here to a good size private garden with grass and patio areas, ideal for entertaining. Upstairs you will find two double bedrooms, one single bedroom and one family bathroom.

Outside

Private garden with grass and patio areas for entertaining.



GAUDEN CLOSE

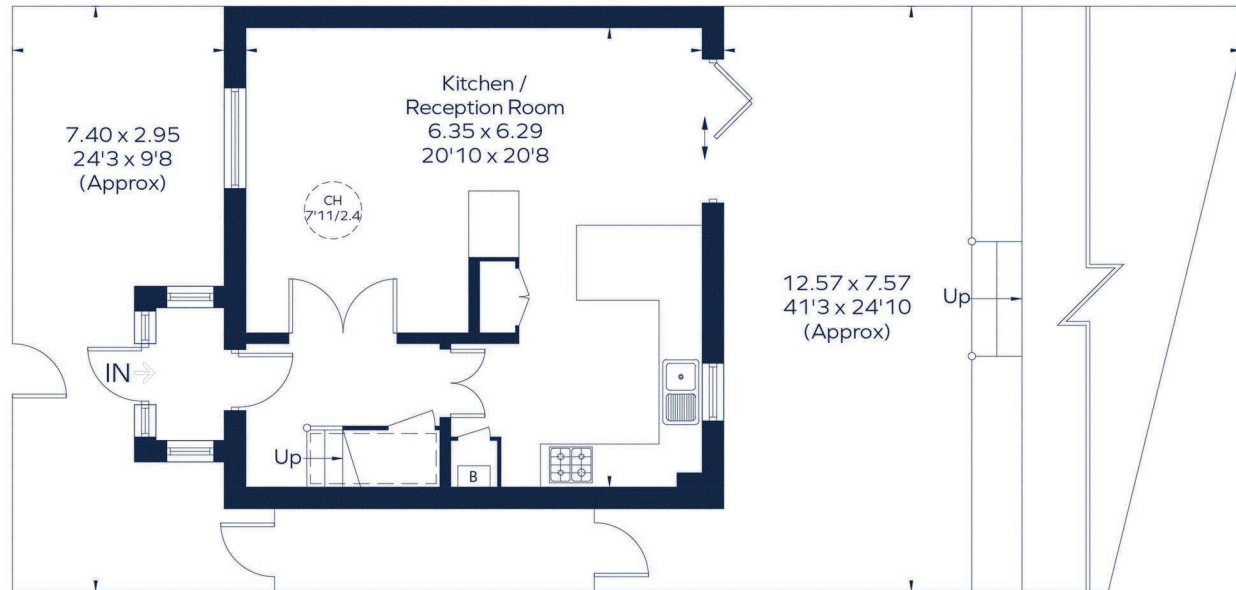
Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 449 sq. ft. (41.7 sq. m.)

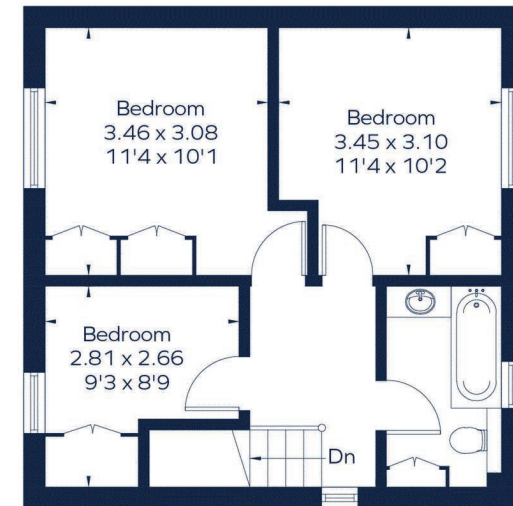
First floor = 437 sq. ft. (40.6 sq. m.)

Reduced headroom = 16 sq. ft. (1.5 sq. m.)

Total = 902 sq. ft. (83.8 sq. m.)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 922831

Energy Efficiency Rating

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

EPC Pending

