



Gideon Road  
London, SW11

CHESTERTONS







Chestertons is delighted to introduce to the market this modern two-bedroom, two-bathroom upper-floor flat with a secure gated parking space, ideally located close to Clapham Junction.

The property is well presented throughout and spread across approximately 876 sq ft, featuring a spacious open-plan living area and a modern fitted kitchen with a central island. The reception opens out to a superb west-facing large balcony, ensuring generous natural light into the dual-aspect living space. Off the spacious hallway is a well-appointed family bathroom and two generous double bedrooms, one featuring an ensuite shower room.

Located in a quiet modern development nestled between Lavender Hill and the Shaftesbury Estate, there are many local amenities and fantastic transport links from Clapham Junction into central London. Similarly, Clapham Common tube station and green space are within just a 15- to 20-minute walk.

- Offered to market Chain free
- 2 double bedrooms
- Open plan living space
- Secure gated parking
- Excellent transport and local amenities

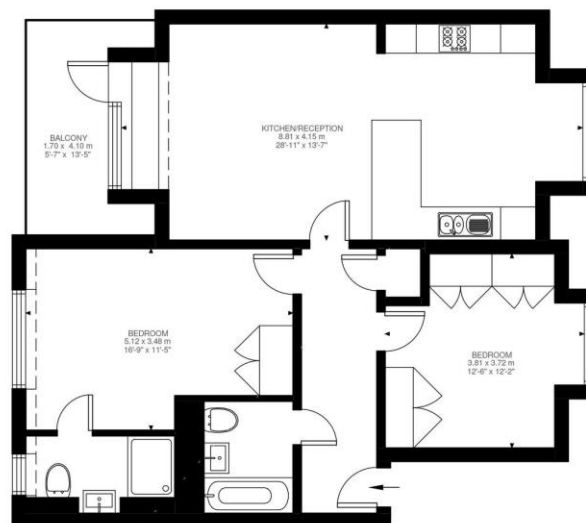
Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 137 years 4 months  
**Service Charge:** £3500 pa  
**Ground Rent:** £400 pa  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** D

*Chestertons Battersea & Clapham Sales*

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First Floor  
872 ft<sup>2</sup>

Gideon Road, SW11  
Approximate Gross Internal Area  
81.02 SQ.M / 872 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

KEY: CH = Ceiling Height  
[Restricted Head Height]

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