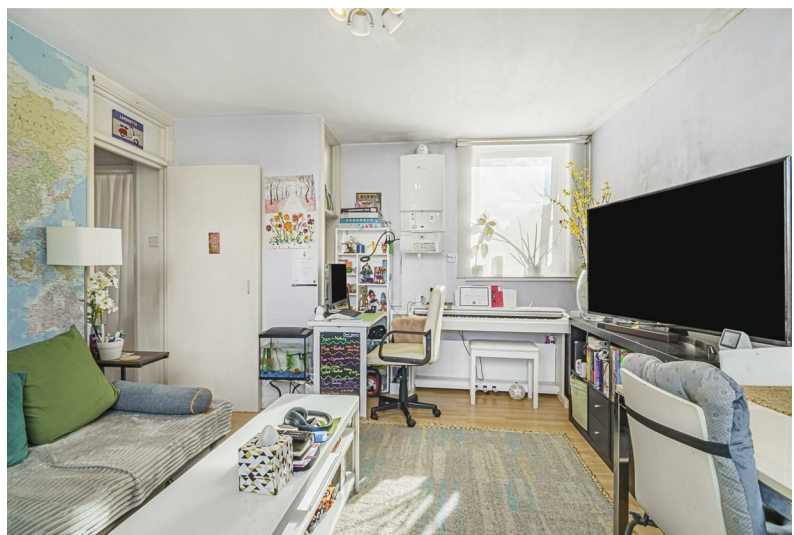


Gowrie Road | London, SW11



£325,000
Leasehold

• Purpose Built Flat • One Bedroom • 500 sq ft • Fitted Storage • Laminated Wooden Flooring • Great Natural Light • 10 min Walk to Clapham Junction • 10 min Walk to Clapham Common Tube (Zone 2 Northern Line) • Short Walk to Lavender Hill • Chain Free

Gowrie Road | London, SW11



Good size modern purpose built flat located in fantastic residential road just off the north side of Clapham Common. The accommodation is just under 500 sq ft and comprises double aspect reception room, separate kitchen, double bedroom with fitted storage space and bathroom with shower. Features include laminated wooden flooring, gas central heating and there's masses of natural light.

Benefits from excellent transport links as it's equidistant approx 10 minutes walk away from both Clapham Junction Station and Clapham Common Tube (Zone 2 Northern Line). There are numerous bus services into the West End and City.

Off street residents parking permit available on application.

It's well placed for a wide range of shops, bars, restaurants and coffee shops along Lavender Hill, St Johns Road and Northcote Road.

90 years Lease, £900 estimated service charge 2024-2-25. Ideal first time buy or letting investment, available with no chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



Eden Harper
64 Battersea Park Road, London, SW11 4JP
0207 720 1116
info@edenharper.com
www.edenharper.com