



Gauden Road, Clapham, SW4

2 bedroom flat - conversion for sale

£680,000

Share of Freehold

Property Details

A stunning two double bedroom flat with private garden and terrace in a period house in the Sibella Conservation Area. A beautiful home modernised in 2020 to include: renewed roof, electrics, pipes, boiler, kitchen and wooden floors, creating period charm with contemporary finishes. An expansive reception enjoys a South-facing aspect, flooded with light through the bay window with high, corniced ceilings over 3 meters tall. Entertain at the dining table or unwind in front of the working fire, framed by an original marble fireplace. The kitchen has generous storage within contemporary cabinetry with a stylish finish. A separate utility keeps the fridge and laundry tucked away. A luxurious bathroom has both a bath and overhead shower. Both bedrooms are doubles, at opposing sides of the flat for privacy. Currently a home office, the second bedroom has built in wardrobes and patio doors to the terrace. Laid with decking the private terrace offers the ideal spot to unwind day or evening with steps to the large private garden. Set away from the houses the garden has additional light and privacy, surrounded by palms and shrubs, plus a shed.

Council tax band D EPC rating D (66)

Features

- Two double bedrooms
- Private garden and terrace
- Victorian conversion
- Original working fireplace
- Within the desirable Sibella Conservation Area
- Clapham High Street a five-minute walk
- The Northern Line and Overground close-by
- Clapham Old Town and Common a short stroll away
- Share of freehold



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APPROXIMATE GROSS INTERNAL AREA: **732 SQ FT / 68 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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