



Gauden Road, Clapham, SW4

2 bedroom flat - conversion for sale

£565,000

Share of Freehold

Property Details

A beautiful two double bedroom Victorian apartment with a large shared garden, within the desirable Sibella Conservation Area. The open-plan reception forms a light and airy heart of the home, with dimensions to lounge, dine and cook, stylishly finished and ideal for hosting. A neutral finish plus characterful period features add to the charm. Thoughtfully designed to maximise space whilst enhancing the sociable vibe, the kitchen wraps around to offer ample storage within contemporary cabinetry, topped with contrasting worktops and sink set below a further sash window. Peacefully nestled to the rear overlooking the garden, both bedrooms are comfortable doubles with fitted wardrobes and the same tastefully neutral décor as the rest of this beautiful home. Conveniently set in the centre, the luxurious bathroom was refurbished to a high standard in 2020, equipped with a spacious walk-in rain shower with useful storage, shelving and heated towel rail. The cherry on the cake is the large garden, surrounded by mature trees and shrubbery - enjoy hosting BBQs or catching up with a neighbour from the building, with whom this leafy space is shared. Of further benefit, the apartment had a new boiler and double glazing throughout in 2021.

Council tax band C EPC rating C (70)

Features

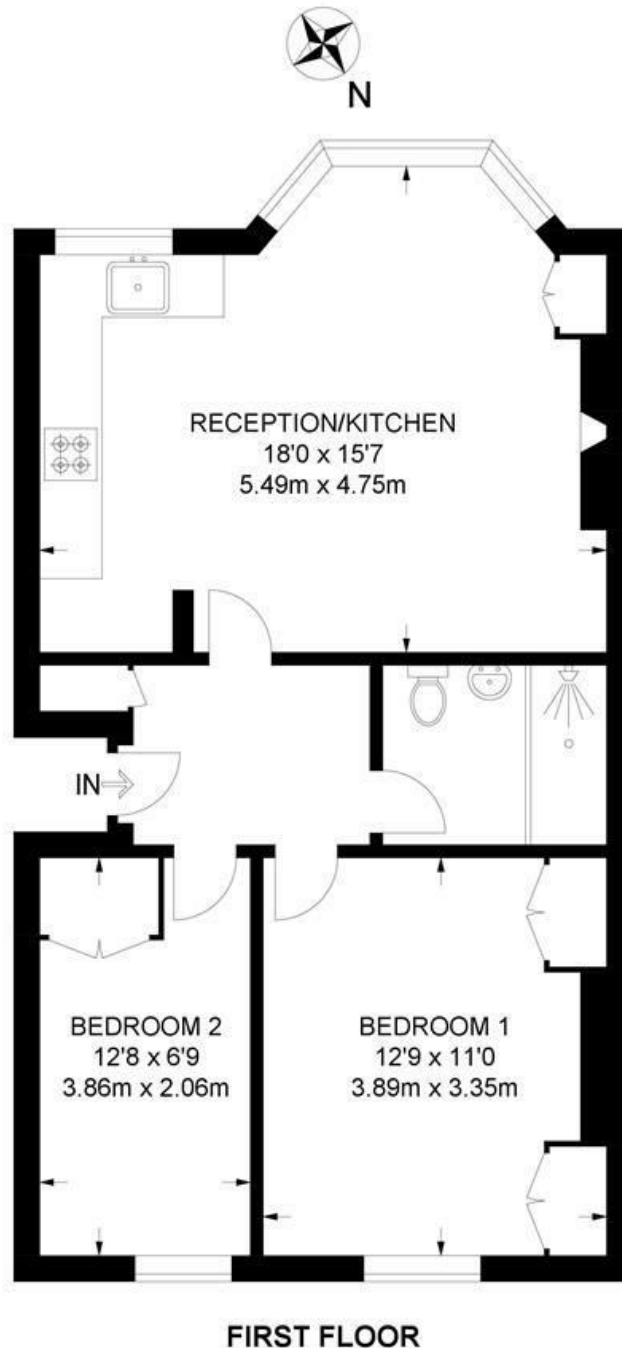
- Two double bedrooms
- Large shared garden
- Victorian conversion
- Within the desirable Sibella Conservation Area
- Tastefully presented throughout
- Amenities of Clapham High Street just a two-minute walk
- Northern Line and Overground both a four-minute walk
- Clapham Old Town and Common a short stroll away
- Share of freehold
- Chain-free



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APPROXIMATE GROSS INTERNAL AREA: **589 SQ FT / 54.7 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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