



## GAUDEN ROAD, SW4

£550,000

Victorian maisonette  
Private entrance  
Communal garden with pool  
163 year lease remaining  
Generous living space  
Close to Clapham Common

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MARSH &  
PARSONS



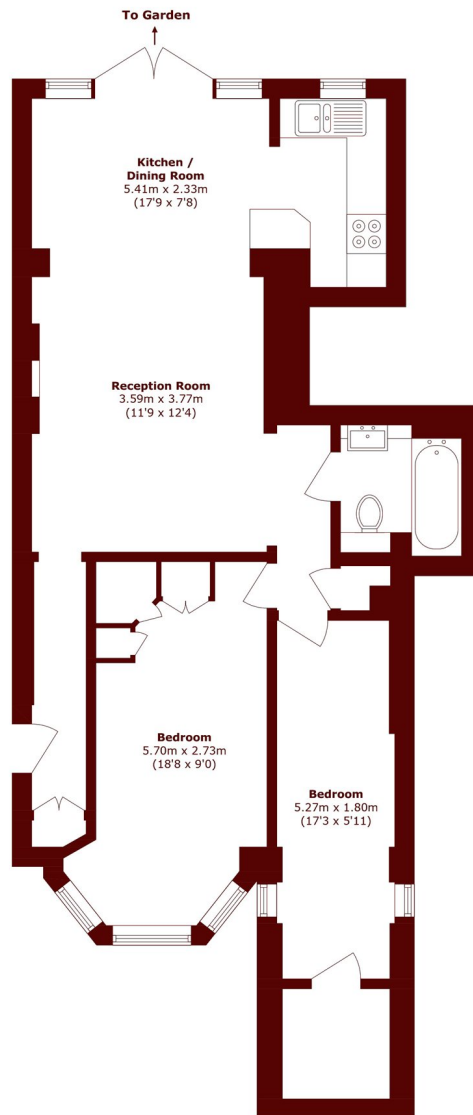
# ABOUT THE PROPERTY

A delightful Victorian conversion flat with private entrance, two bedrooms and generous living space, direct access to residents' gardens with swimming pool and a 163-year lease remaining.

Gauden Road is a popular, tree-lined residential street ideally positioned for the amenities of both Clapham High Street and Old Town. Excellent transport links include Clapham North Underground Station (Northern Line), Clapham High Street Overground and Stockwell Underground Station (Victoria Line), along with frequent bus services providing swift access to the City, West End and Canary Wharf. The area also offers a vibrant local scene with a wide selection of independent shops, cafés



# STEP INSIDE GAUDEN ROAD



Total area (approx.): 71.2 sq. m (766.4 sq. ft)

**Clapham**  
020 7501 3666

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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