



**Lynde House Gauden Road, LONDON SW4 6LN**



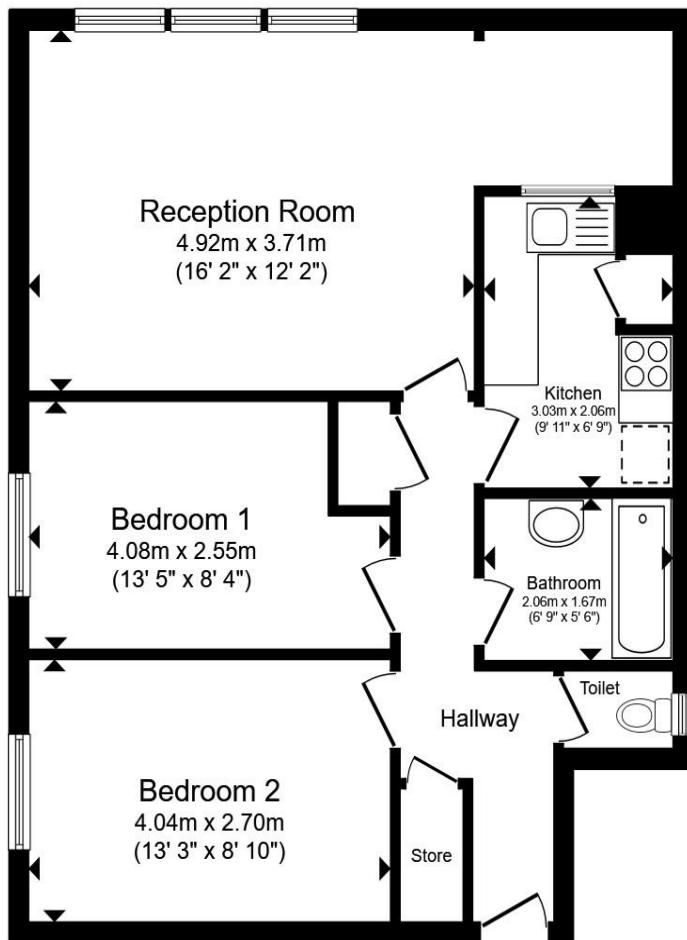
**welcome to**

## **Lynde House Gauden Road, LONDON**

The property is positioned on a quiet residential street within the highly regarded Sibella Conservation Area, providing a calm setting while remaining exceptionally well connected. The internal layout is practical and well considered, with a generous reception space, two genuine double bedrooms, and a sense of width and flow that is often sought but rarely found at this level.

Lynde House is ideally placed for access to local amenities, green spaces, and transport links, making it well suited to both owner-occupiers and investors alike. The building's purpose-built nature offers reassuring solidity, good ceiling heights, and a well-managed communal environment.





Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Lynde House Gauden Road, LONDON

- Two double bedrooms
- Within moments to Clapham high Street and underground station
- Scope to add value
- Excess 670 square feet
- Second floor

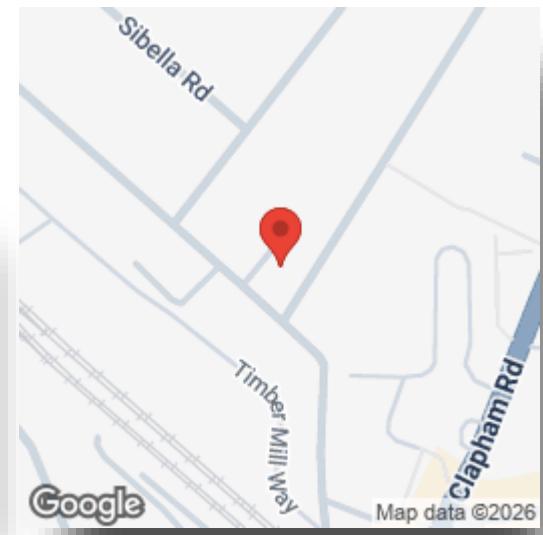
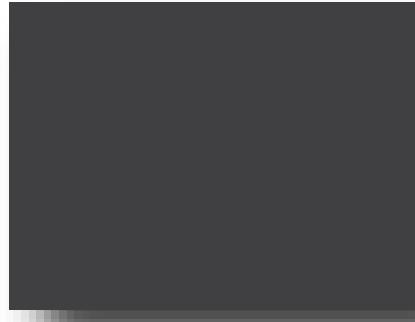
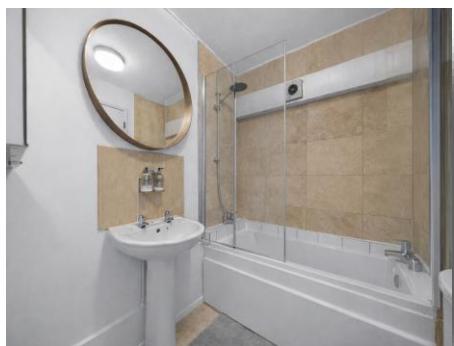
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2900.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £370,000



**view this property online** [barnardmarcus.co.uk/Property/CPM108349](http://barnardmarcus.co.uk/Property/CPM108349)

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Property Ref:  
CPM108349 - 0007

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Please note the marker reflects the postcode not the actual property



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