

Ground Floor Flat, 30 Gauden Road, Clapham, London, SW4 6LT
£450,000
Council Tax Band: C


ORLANDO REID



A very well located, raised ground-floor Victorian conversion, ideally positioned on a quiet residential road, close to Clapham Old Town. Offered to the market chain-free, the property would make an ideal purchase for a first-time buyer.

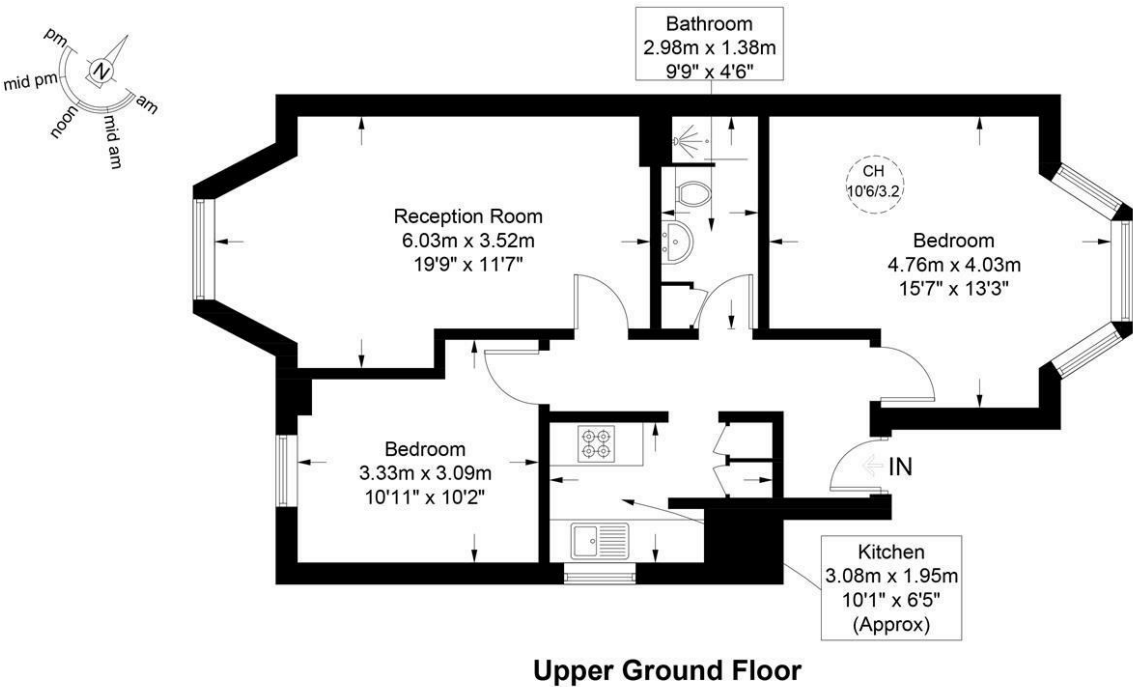
The accommodation is bright and generously proportioned throughout, comprising a spacious reception room with attractive bay windows and an abundance of natural light, two well-sized double bedrooms, a neat fitted kitchen and a good-sized shower room.



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Gauden Road, SW4

Approximate Gross Internal Area = 659 sq ft / 61.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		