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Vaughan House Poynders Gardens, London SW4 8PB



welcome to

Vaughan House Poynders Gardens, London

A spacious two-bedroom apartment for sale, offering a bright reception room, fitted kitchen, and contemporary bathroom. Both bedrooms are well-sized and complemented by storage throughout, creating a versatile and comfortable home.



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The reception room is filled with natural light and provides an inviting space for both living and dining. The kitchen is modern and functional, ideal for everyday cooking and entertaining.

The property is conveniently located for Clapham Common, Clapham High Street, and a range of cafés, shops, and restaurants. Excellent transport links into central London make this an ideal choice for first-time buyers, professionals, or investors seeking a well-located South West London property.



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Vaughan House Poynders Gardens, London

- Two Double Bedrooms
- Well Presented
- Close Proximity to Clapham Common
- Large Reception Room
- Quiet Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPM108179 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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