



Lynde House Gauden Road, London SW4 6LN

welcome to

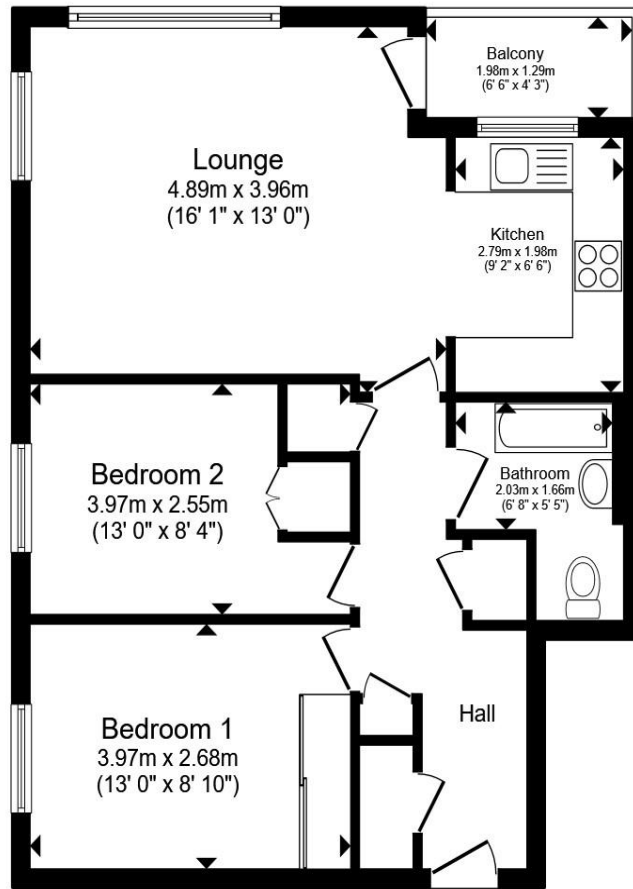
Lynde House Gauden Road, London

A meticulously refurbished and exceptionally well-presented two double bedroom apartment, set on the first floor of a well-maintained purpose-built block, offering close to 700 sq ft of balanced and intelligently arranged accommodation

The apartment has been thoughtfully reconfigured to optimise space and flow, resulting in a practical yet elegant internal layout that is flooded with natural light throughout. A generous living space forms the heart of the home, offering excellent width and flexibility for both relaxing and entertaining, while both bedrooms are genuine doubles - a feature that is increasingly rare and highly sought after. The apartment further benefits from a pleasant outlook and is not heavily overlooked, enhancing both privacy and the overall sense of calm.

Positioned on a quiet, tree-lined residential street within the highly regarded Sibella Conservation Area, Lynde House enjoys a tranquil setting while remaining superbly connected. The property is ideally placed for Nine Elms, Clapham High Street and its array of amenities, as well as nearby green spaces and multiple Underground stations, making it equally appealing to owner-occupiers and investors





Floor Plan

Total floor area 58.0 m² (625 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

welcome to

Lynde House Gauden Road, London

- Meticulously refurbished two double bedroom apartment extending to almost 700 sq ft
- Thoughtfully reconfigured layout with generous living space and excellent natural light
- Both bedrooms are genuine doubles, complemented by a pleasant, private outlook
- First floor position within a well-maintained purpose-built block on a quiet, tree-lined street
- Situated in the sought-after Sibella Conservation Area, ideally located for Nine Elms, Clapham High Street and transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jul 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



view this property online barnardmarcus.co.uk/Property/CPM108362



Property Ref:
CPM108362 - 0008

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Please note the marker reflects the postcode not the actual property