



GAUDEN ROAD

London SW4



GAUDEN ROAD

A stunning two-bedroom, two-bathroom share of freehold apartment with a large private garden, located in the heart of Clapham.



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EPC

C

Local Authority: London Borough of Lambeth

Council Tax band: C

Tenure: Share of Freehold with approximately 987 years remaining

Service charge: £1,200 per annum, reviewed every year, next review due 2027

Guide Price: £850,000



This stunning ground floor share of freehold apartment has been extended and refurbished to a high standard and offers fabulous entertaining space. The property has a magnificent open plan kitchen/reception with Crittall doors leading out onto a landscaped private rear garden fitted with an irrigation system and outdoor lighting. The kitchen is a bespoke British kitchen from 'The Shaker Workshop', the exposed brick is Reclaimed London Stock and there is underfloor heating in the bathrooms, hallway and kitchen/reception. This apartment has great ceiling height of 2.9m throughout. The principal bedroom has the benefit of a large bay window with acoustic double glazing and an en suite shower room. There is another double bedroom with inbuilt storage and access to a small courtyard. There is a stylish bathroom to serve the second bedroom, complete with a walk in shower and a separate bath tub and there is an abundance of built in storage in the hallway.

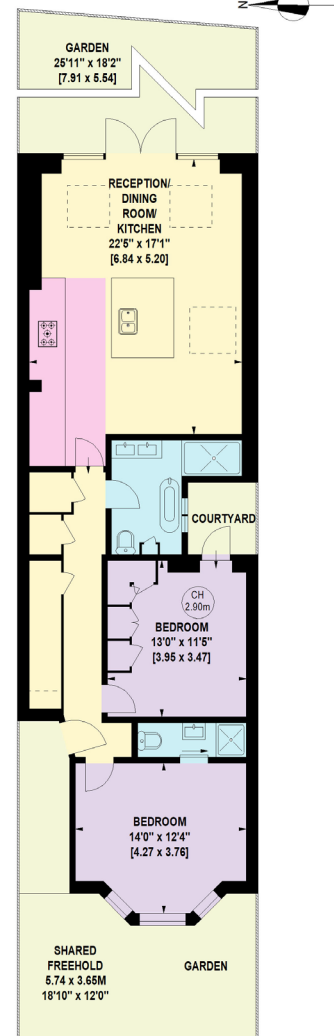






Gauden Road, SW4
 Approximate Gross Internal Area : 89.28 Sq. metres
 961 Sq. feet

Key :
 CH - Ceiling Height



GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

Approximate Gross Internal Area = 89.28 sq m / 961 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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