



Goulden House  
Bullen Street, SW11

CHESTERTONS





A generously proportioned and light-filled first-floor flat, featuring a private balcony overlooking well-maintained communal gardens.

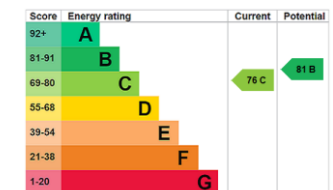
The property boasts a bright and spacious living room with ample space for a dining table, and direct access to a private south-facing balcony—ideal for relaxing or entertaining. The separate kitchen is well appointed, offering plenty of worktop and cupboard space.

There are two well-sized double bedrooms, both providing comfortable accommodation. The bathroom is in good condition, complemented by a separate WC. Additional benefits include ample storage throughout and on-street residential parking.

Goulden House is ideally located within walking distance of Battersea Park and Battersea Power Station, along with the wide range of amenities available along Battersea High Street and Battersea Park Road. Excellent transport links are nearby, with Clapham Junction, Battersea Park, and Queenstown Road stations all easily accessible.

- Two double bedrooms
- 779sq ft
- 1st floor
- Private balcony
- Well maintained
- Chain free

Asking Price £425,000

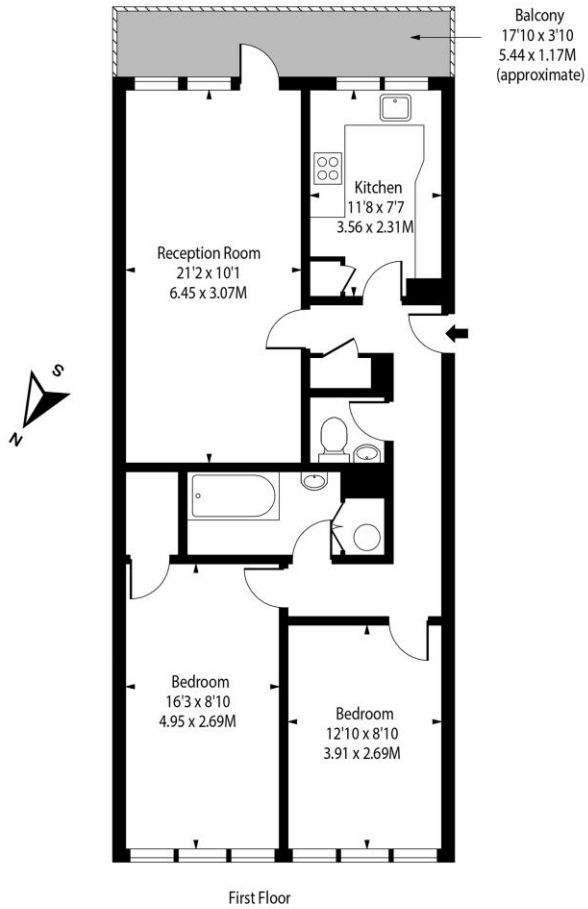


**Tenure:** Leasehold 86 years 9 months  
**Service Charge:** £1,425 Per Annum  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** C

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

# Goulden House, SW11



Approx Gross Internal Area **779 Sq Ft - 72.37 Sq M**

Includes Limited Use Area - 11 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
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