



Goulden House
Bullen Street, SW11

CHESTERTONS





Situated on the fourth floor of the sought-after Goulden House, this beautifully presented three-bedroom apartment spans 912 sqft of bright and versatile living space, complemented by a private south-facing balcony.

The property has been extensively improved by the current owner and is presented in excellent condition throughout. A generous reception and dining room forms the heart of the home, enjoying an abundance of natural light and direct access to the balcony overlooking well-maintained communal gardens. The separate fitted kitchen provides excellent storage and preparation space.

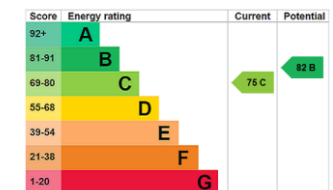
The apartment comprises of three well-proportioned double bedrooms. A recently refurbished family bathroom and an additional WC, offering additional convenience.

Further benefits include newly installed wooden flooring throughout, redecorated interiors, excellent built-in storage, double glazing and a newly extended lease with approximately 175 years remaining, providing long-term security and value.

Goulden House is in the heart of Battersea, moments from Battersea Square and within easy reach of Clapham Junction. Residents benefit from an excellent selection of cafés, restaurants, bars and local amenities, while Battersea Park, the River Thames and the vibrant Battersea Power Station development are all nearby. Excellent transport connections include Clapham Junction Station and the Northern Line extension at Battersea Power Station, providing swift access across Central London.

- 912 sq ft (84.8 sq m)
- Three double bedrooms
- Fourth-floor position with excellent natural light
- South-facing private balcony
- Newly installed wooden flooring throughout
- No chain

Asking Price £500,000



Tenure: Leasehold 175 years 2 months
Service Charge: £1,347 Per Annum
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: C

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GROSS INTERNAL AREA (GIA) The footprint of the property 84.8 sq m / 912 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.9 sq m / 41 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 6.7 sq m / 72 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.9m 1 sq m / 10 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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