

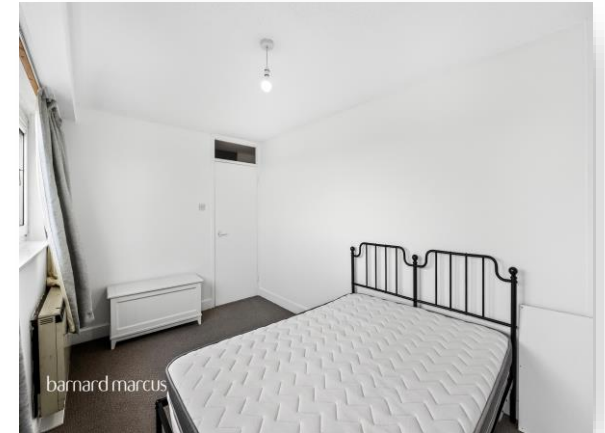


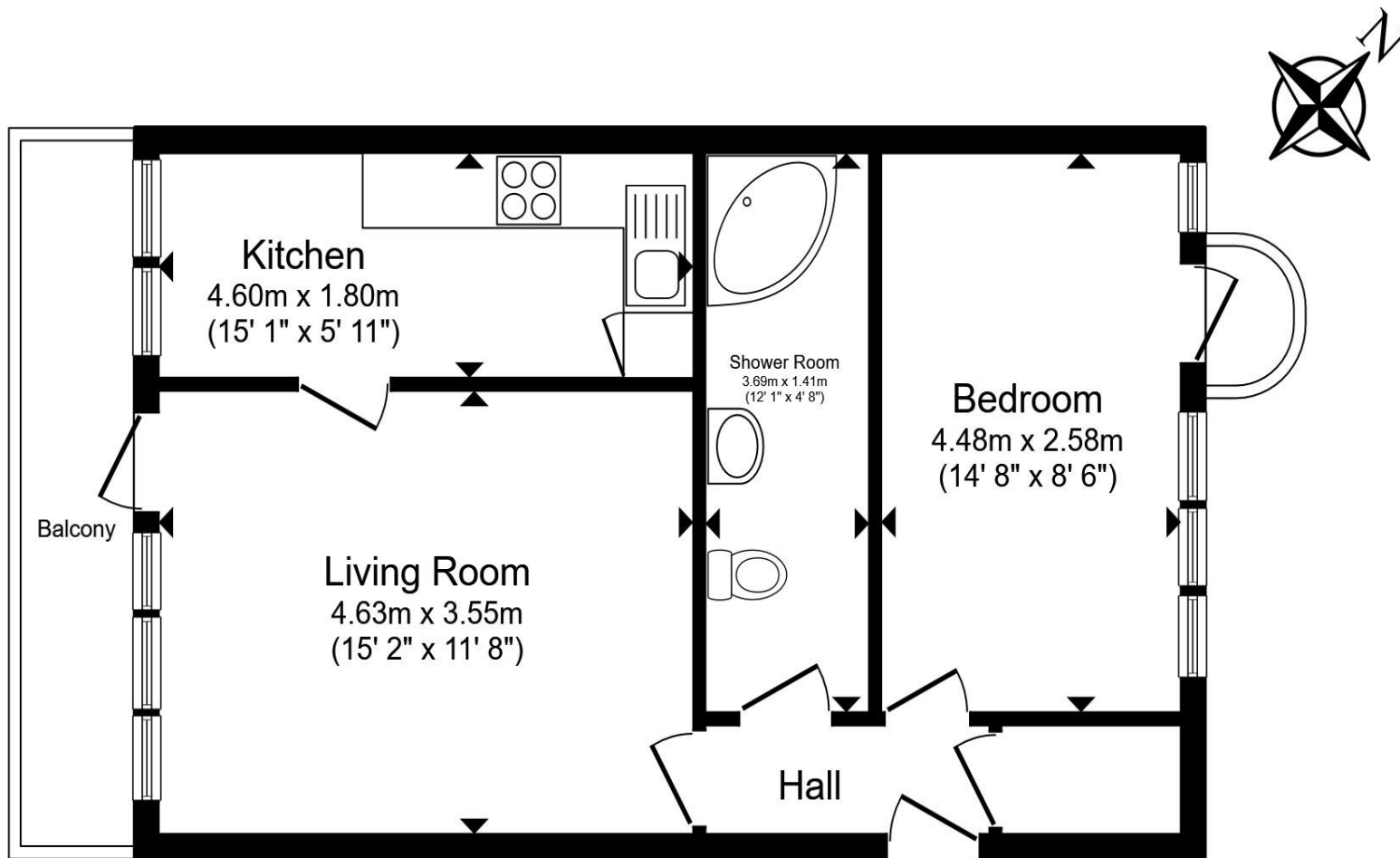
Goulden House, Bullen Street, London SW11 3HF

welcome to

Goulden House, Bullen Street, London

Well-proportioned top floor one bedroom flat, with balcony and approximately £1,200 per year service charges.





A top floor one bedroom flat set within the well-established purpose-built block of Goulden House, ideally located in the heart of Battersea.

The property is presented in reasonable condition throughout and offers well-proportioned accommodation, making it an excellent choice for first-time buyers, buyers looking to downsize or investors. Positioned on the upper floor, the flat benefits from good natural light and a practical layout comprising a reception room, separate kitchen, double bedroom and bathroom.

Goulden House is a popular residential development with access to communal areas and is conveniently placed for local amenities and green spaces.

Clapham Junction station is approximately 0.7m away, providing frequent services into London Victoria, London Waterloo and connections across the Southwest and Southeast. Imperial Wharf station is also within walking distance, offering additional rail and overground services. A number of bus routes operate nearby along Battersea Park Road and surrounding streets, providing easy access to Chelsea, Victoria and Central London. The property is well located for Battersea High Street, Battersea Square and Battersea Park, offering a wide range of shops, cafés, restaurants and open green spaces close by.

The annual service charge is £1,208.74.

Total floor area 47.9 m² (516 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

Goulden House, Bullen Street, London

- Top Floor, One Bedroom Flat in a Purpose-built Block
- Bright Accommodation, Well-proportioned Rooms
- Walking Distance to Clapham Junction Station (approx. 0.7m)
- Convenient Location for Local Shops, Cafés and Battersea Park
- Reasonable Condition throughout with Scope to Add Value

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: 1208.74 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106816



Property Ref:
BTS106816 - 0007

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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