



barnard marcus

Goulden House, Bullen Street, London SW11 3HF

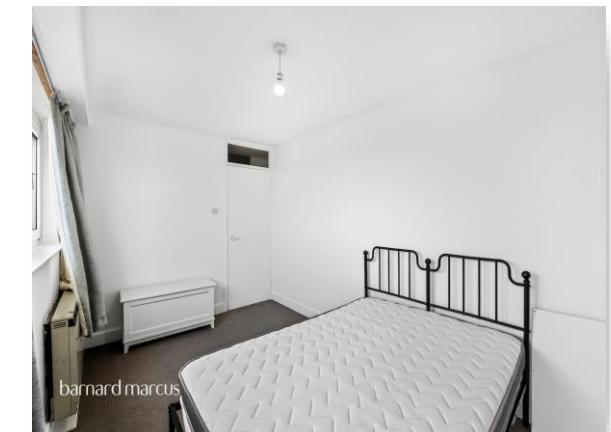


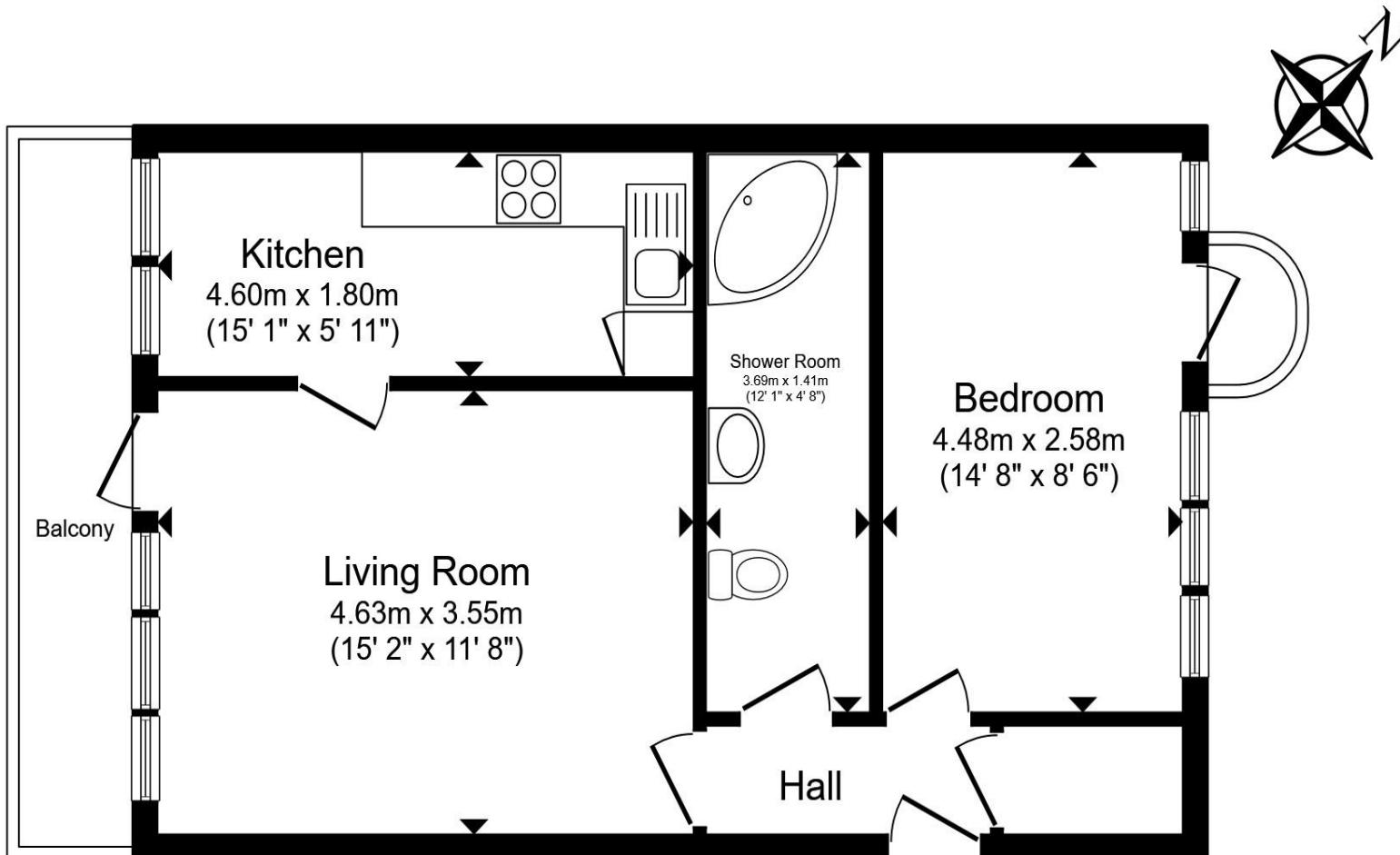
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welcome to

Goulden House, Bullen Street, London

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





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



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.

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



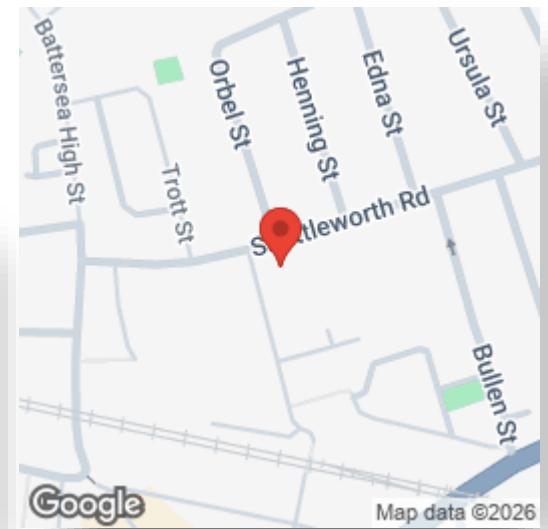
view this property online barnardmarcus.co.uk/Property/BTS106816



Property Ref:
BTS106816 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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