



Gauden Road
Lambeth, SW4





An attractive period property set within close proximity of Clapham High Street and Clapham North tube station and benefitting from a modern finish, including character features and a shared garden with swimming pool.

The flat comprises a generous reception room with large bay window, feature fireplace and wooden floors. There is a separate kitchen with a range of modern units and integrated appliances.

To the rear of the property are two double bedrooms, overlooking the communal garden, and a contemporary bathroom finished to a high standard.

To the rear is the well-maintained communal garden which is extensive and enjoys the luxury of a swimming pool, a feature that is rare to find in Clapham.

The property is offered with no-onward chain.

- Two double bedrooms
- Short walk to Clapham High Street and Clapham North Station
- Communal garden with swimming pool
- Immaculately presented throughout
- No onward chain

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	72	76
55-68	D		
49-54	E		
41-48	F		
35-39	G		

Not energy efficient - higher running costs

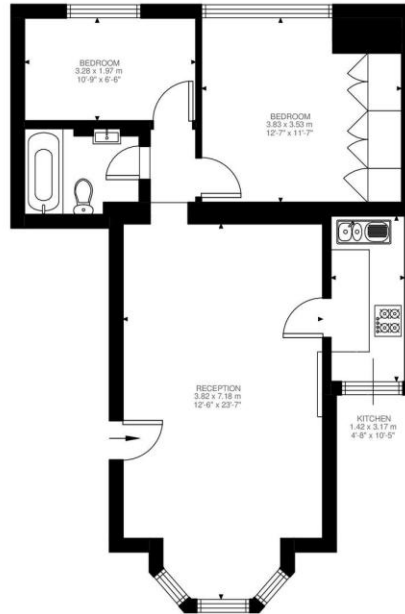
EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 179 years
Service Charge: £4000
Ground Rent: £150
Local Authority: Lambeth
Council Tax Band: C

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Ground Floor
638 ft²

Gauden Road, SW4
Approximate Gross Internal Area
59.27 SQ.M / 638 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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