



Gauden Road, London SW4 6LT



welcome to

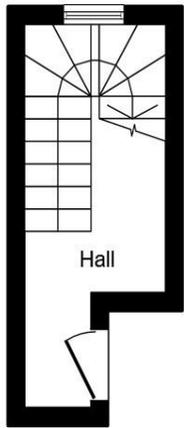
Gauden Road, London

The property retains attractive period features including sash windows and a feature fireplace, while offering excellent scope for further enhancement and value creation, subject to the usual consents.

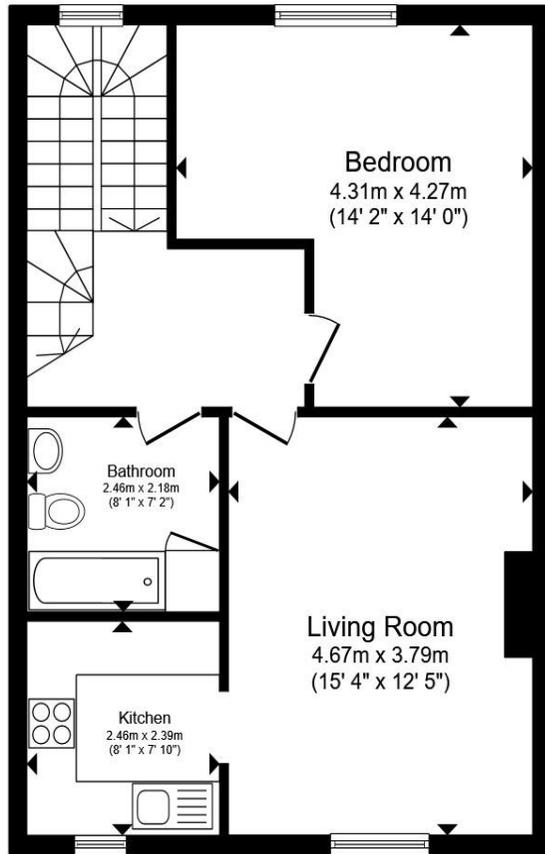
Positioned on one of the most sought-after streets within the Sibella Conservation Area, the apartment is ideally located for the amenities of Clapham and the wide open green spaces of Clapham Common. Clapham Old Town is within easy reach, providing an eclectic mix of cafés, boutiques, restaurants, bars, gyms, a cinema and everyday conveniences.

Transport links are excellent, with Clapham North and Clapham Common Underground Stations (Northern Line) close by, together with Clapham High Street and Wandsworth Road offering swift connections into central London, including approximately five to six stops to Canada Water. The area is further complemented by a strong selection of highly regarded state and private schools.

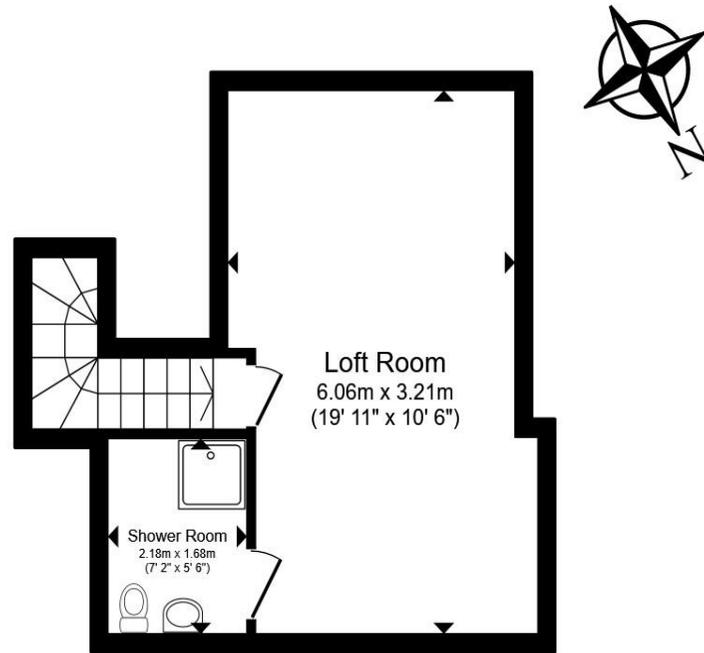




Ground Floor



Second Floor



Third Floor



Total floor area 89.0 m² (958 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

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Gauden Road, London

- Ideally positioned for the amenities of Clapham and the open green spaces of Clapham Common
- Excellent transport links via Clapham North Underground Station and Clapham Common Underground Station
- Set within an imposing four-storey Victorian building on a sought-after street in the Sibella Conservation Area
- Attractive original features including sash windows and a character fireplace, with excellent scope to add value
- Larger-than-average split-level period conversion occupying the upper two floors, extending to almost 1,000 sq ft

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 500.00

Ground Rent: 1000.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108115



Property Ref:
CPM108115 - 0004

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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