



Gauden Road, London, SW4

£475,000 Share of Freehold

A beautiful, spacious one-bedroom Victorian flat with a garden for sale in Clapham. The flat is found just off Clapham High Street, on a quiet tree lined residential street, and within very close proximity to Clapham Old Town and Clapham Common, and all the amenities the area has to offer.

Winkworth

LOCATION

Gauden Road is a beautiful, quiet tree lined Victorian street situated just off Clapham High Street in Clapham North. You are all but a short walk away from Clapham High Street, Clapham Common and Wandsworth Road with a multitude of shops, delicatessens, cafés and restaurants very close by.

DESCRIPTION

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Enter the flat on the first floor, and you are greeted by a small entrance hall, to the left of which is ample space for a washer/dryer as well as fantastic storage.

The kitchen to the rear of the flat offers pretty views overlooking the garden below and is generous in size allowing for a kitchen table and chairs. The kitchen is equipped with built in electric fan-powered oven and gas hob with extraction and sink, with space for a large fridge/freezer. There is plenty of worktop space available with storage found both above and below the kitchen units.

The sitting room to the right as you enter the flat, is light and airy again offering views on to the garden behind. This room is carpeted with high ceilings and features a cast iron Victorian fireplace. There is ample space to accommodate plenty of furniture as well as space for a desk for those working from home.

Through the sitting room and at the front of the flat, you will find the bedroom which is spacious and airy thanks to two large sash windows allowing for plenty of natural light and welcoming views over the pretty Victorian terrace below. The bedroom provides space to accommodate a king size bed and additional free-standing furniture.

The bathroom attached to the bedroom, offers a tiled bath with overhead shower, sink with vanity, heated towel rail and W.C.

The south-west garden to the rear, is currently divided into three equal parts belonging to the three flats within the building, with the very rear being demised to this flat. The garden provides a pergola, excellent for entertaining, a garden shed offering further storage, and mature garden beds at the rear boundary. Please note that the garden is currently open and not separated or fenced off, but one would be within their rights to separate should they wish.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £0.00

Service Charge - £0.00

Council Tax Band - C

UTILITIES

Electricity – mains connected with smart meter

Gas – mains connected with smart meter

Water – mains connected but without meter

Heating – gas central heating - same for hot water

Sewerage – mains connected

Broadband – fibre optic / super fast broadband etc

LOCAL AUTHORITY

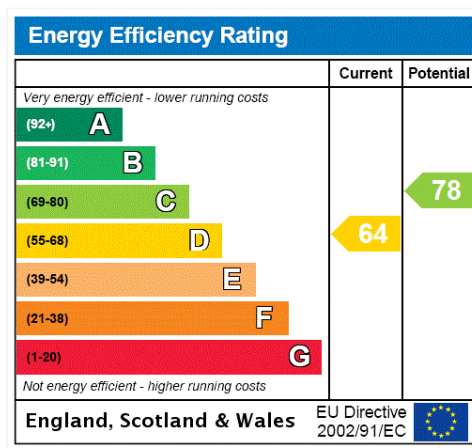
Lambeth

TENURE

Share of Freehold - 985 years

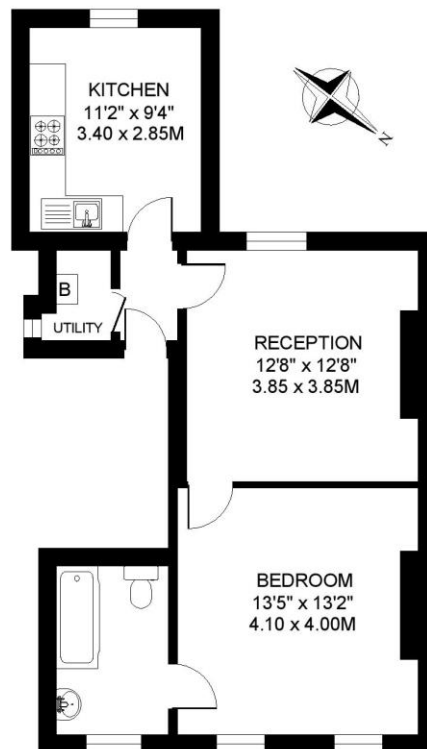
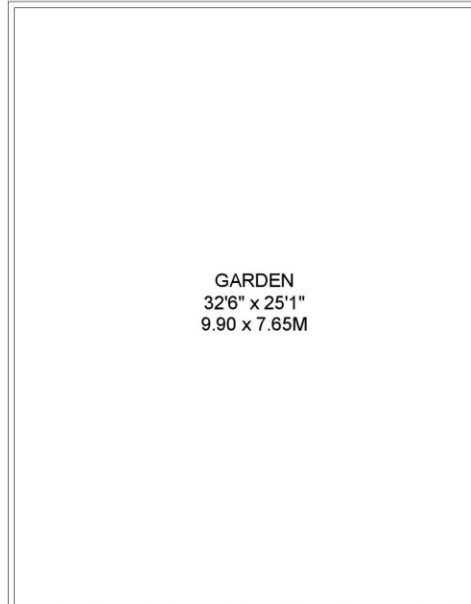
DIRECTIONS

Clapham North Underground Station (Northern Line) is approximately 0.3 miles away or a 5-minute walk. Clapham Common Underground Station (Northern Line) is approximately 0.6 miles away or a 10-minute walk. Clapham High Street Station (Overground) is approximately 0.3 miles away or a 5-minute walk. Clapham is also well served by a frequent bus service to the City, West End and beyond.





GAUDEN ROAD SW4
1 BEDROOM FLAT
Approximate gross floor area
546 SQ.FT. / 50.7 SQ.M.



FIRST FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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