



GAUDEN ROAD, UK, SW4
£485,000 SHARE OF FREEHOLD

STYLISH SHARE OF FREEHOLD FLAT IN HANDSOME VICTORIAN CONVERSION

Clapham | 0207 871 2777

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DESCRIPTION:

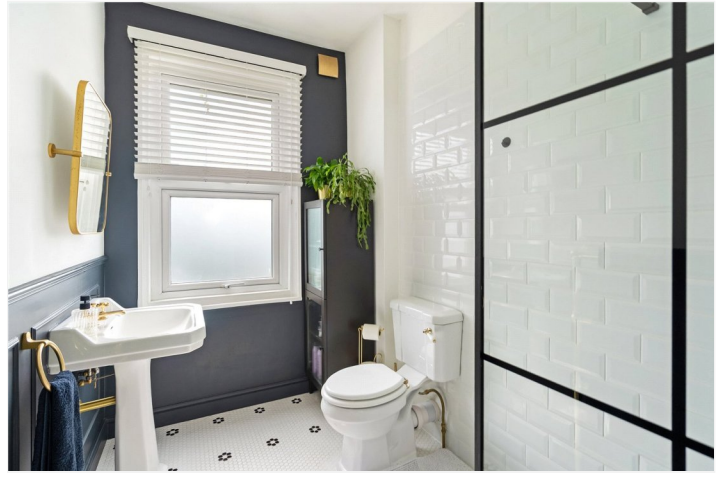
This charming one-bedroom flat is positioned on the first floor of a handsome, semi-detached Victorian conversion on Gauden Road – a popular residential street ideally placed between Clapham and Battersea.

Beautifully presented throughout, the property combines period features with modern upgrades. The spacious reception room features high ceilings, original wooden floors and large sash windows that have been recently replaced, improving both energy efficiency and soundproofing. The newly fitted bathroom is sleek and contemporary, and the kitchen is smartly designed with good storage.

The bedroom is quietly positioned at the rear, offering a peaceful outlook, and the flat benefits from a share of the freehold and use of a well-kept communal entrance.

Gauden Road is known for its attractive architecture and proximity to excellent transport links, including Clapham North (Northern Line), Wandsworth Road (Overground), and Clapham High Street (Overground). The shops, bars and restaurants of Clapham Old Town, Battersea Rise and Clapham Common are all within easy reach.

This is a superb first-time purchase or long-term investment in one of SW4's most convenient and connected locations.

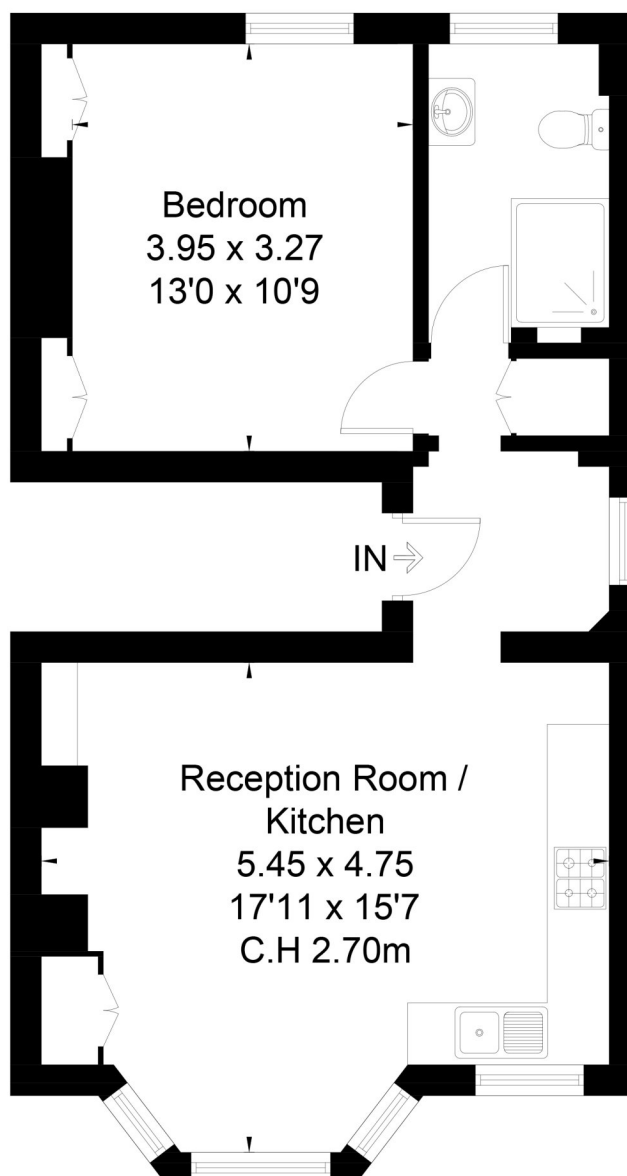


ACCOMMODATION

Share of Freehold, 1 Bedroom, 1 Reception Room,
1 Bathroom, Flat/Apartment, Upper Floor without
Lift, 49.0 Approx Sq Metres

GAUDEN ROAD, SW4

Approximate Floor Area = 49.0 sq m / 527 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #94444

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: £0 per annum

Ground Rent: £ 0 Annually

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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