



**Gauden Road, London SW4 6LT**



**welcome to**  
**Gauden Road, London**

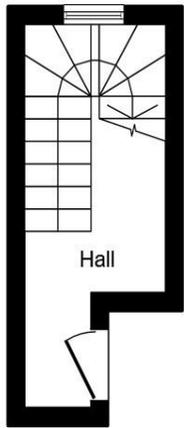
A spacious and larger than average split-level period conversion flat for sale, occupying the upper two floors of an imposing four-storey Victorian building and extending to almost 1,000 sq ft of well-balanced accommodation, offered to the market with no onward chain.

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.

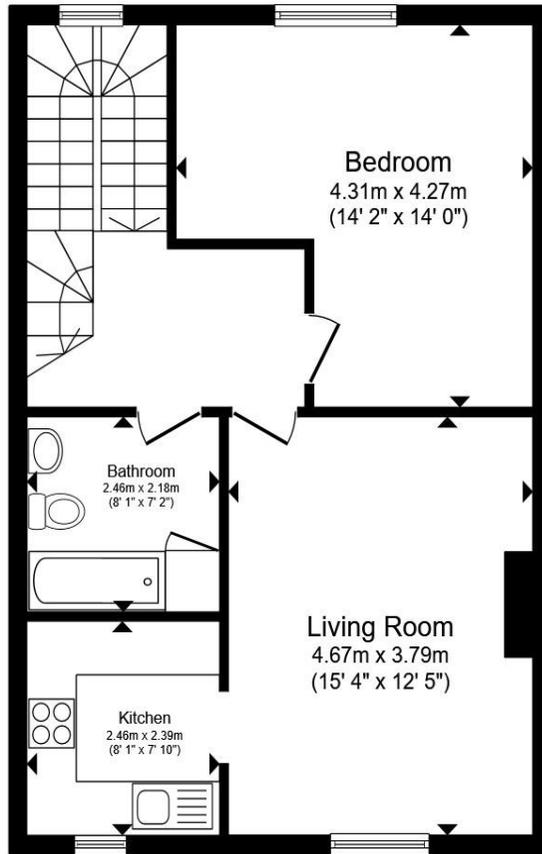
Positioned on one of the most sought-after streets within the Sibella Conservation Area, the apartment is ideally located for the amenities of Clapham and the wide open green spaces of Clapham Common. Clapham Old Town is within easy reach, providing an eclectic mix of cafés, boutiques, restaurants, bars,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

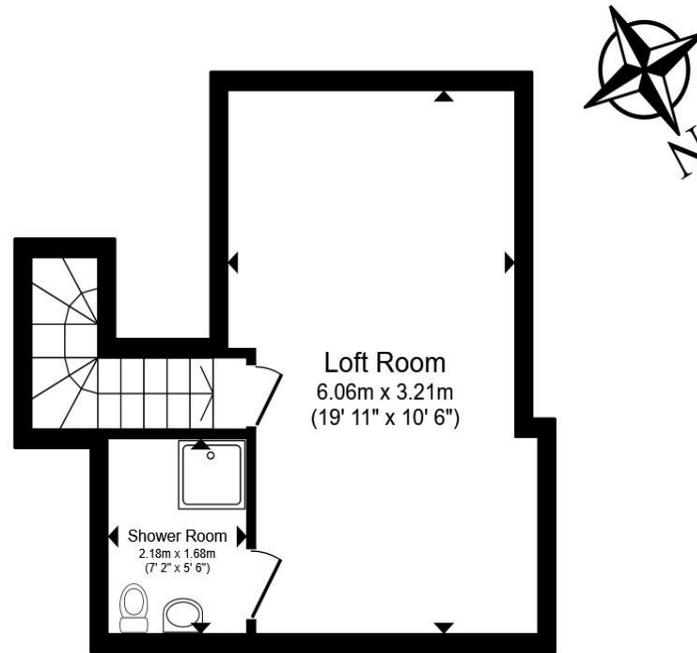




**Ground Floor**



**Second Floor**



**Third Floor**



Total floor area 89.0 m<sup>2</sup> (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](http://www.propertybox.io)

welcome to

## 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](https://barnardmarcus.co.uk/Property/CPM108115)



Property Ref:  
CPM108115 - 0007

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barnard marcus



**020 7720 5932**



[Clapham@barnardmarcus.co.uk](mailto:Clapham@barnardmarcus.co.uk)



85 Rectory Grove, Clapham, LONDON, SW4 0DR



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**