



GAUDEN ROAD, CLAPHAM, SW4

Carter Jonas



# GAUDEN ROAD, CLAPHAM, SW4

A stylish, one-bedroom, raised ground floor flat situated in Clapham's Sibella Conservation Area, close to Clapham High Street, the Old Town and Clapham Common.

Located within a substantial Victorian property, with an attractive porch to the front, the flat features high ceilings throughout. To the front of the property, the bright living room benefits from a large bay window with sash windows and an elegant fireplace and fitted bookshelves.

The living area has ample space for dining and leads to the open plan kitchen area. There is a hallway between the living space and the bedroom and bathroom, with room for a spacious built-in wardrobe and storage. The double bedroom overlooks the gardens of Gauden Road and benefits from the high ceilings and a large sash window. The bathroom is fresh and functional and completes the accommodation. The flat also benefits from a Share of Freehold.

Gauden Road forms part of the sought-after Sibella Conservation Area, close to Clapham High Street, Clapham Old Town and the open spaces of Clapham Common.

Local transport links include Clapham North Underground Station (Northern Line) and Clapham High Street Overground Station, (part of the London Overground orbital train network).

## AMENITIES

- One-bedroom
- Period property
- Raised Ground Floor
- High Ceilings
- Close to Northern Line
- Sibella Conservation Area
- Council Tax Band C

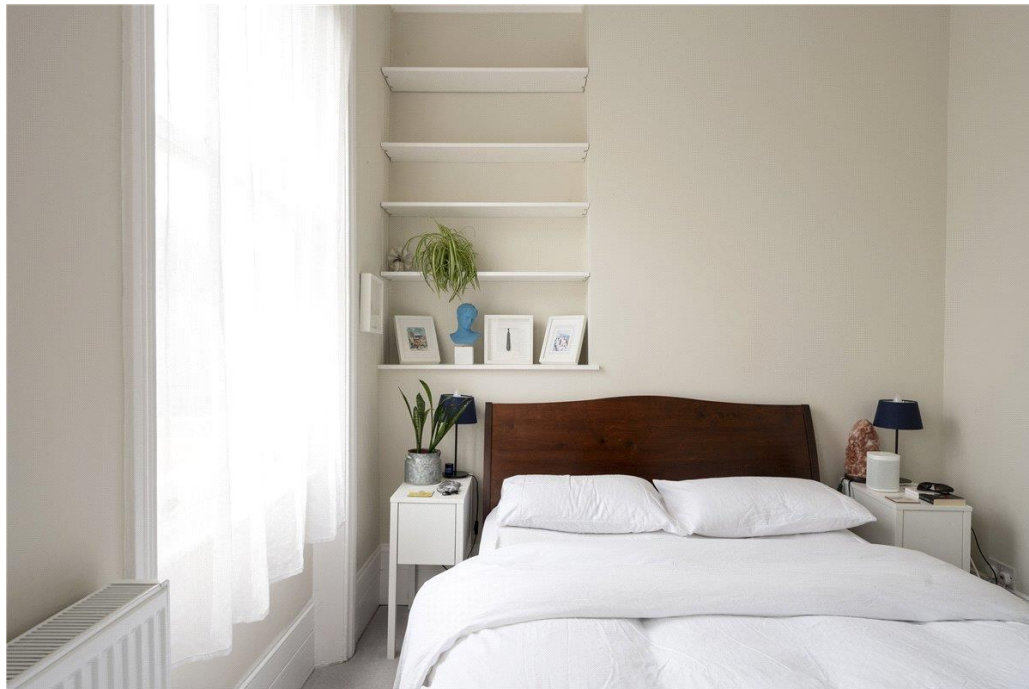
**TENURE** Share of Freehold

**LOCAL AUTHORITY** Lambeth

**EPC BAND** D







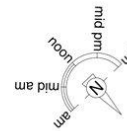
## Gauden Road, SW4

Approximate Gross Internal Area = 47.8 sq m / 514 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)



### Raised Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data