



Vaughan House Poynders Gardens, London SW4 8PB

welcome to

Vaughan House Poynders Gardens, London

A well-proportioned two-bedroom apartment for sale, offering bright and versatile accommodation within a convenient South West London setting.

The property comprises a generous reception room with ample space for both living and dining, a fitted kitchen, a contemporary bathroom, and two well-sized bedrooms, all complemented by useful storage throughout.

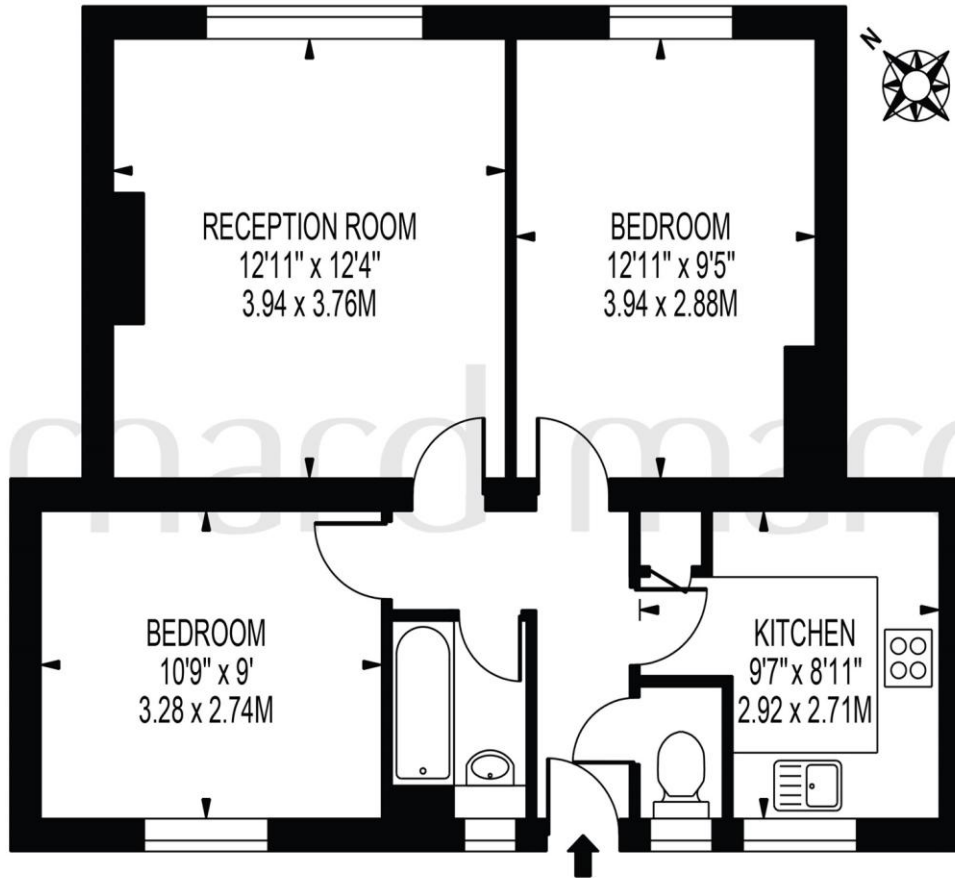
Natural light flows through the principal reception space, creating a welcoming and comfortable environment ideal for both day-to-day living and entertaining. The kitchen is thoughtfully arranged with a practical layout and modern fittings, while both bedrooms provide flexible accommodation suitable for professionals, guests, or home working.

Ideally positioned within easy reach of Clapham Common and Clapham High Street, the property benefits from an excellent selection of cafés, restaurants, independent boutiques, and local amenities. Superb transport connections nearby provide straightforward access into Central London, making this an excellent opportunity for first-time buyers, professionals, or investors alike.



VAUGHAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 577 SQ FT - 53.61 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two Double Bedrooms
- Well Presented
- Close Proximity to Clapham Common
- Large Reception Room
- Quiet Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108179



Property Ref:
CPM108179 - 0023

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