

Truuli



Wood House, Gaskell Street, London, SW4

£415,000 Leasehold

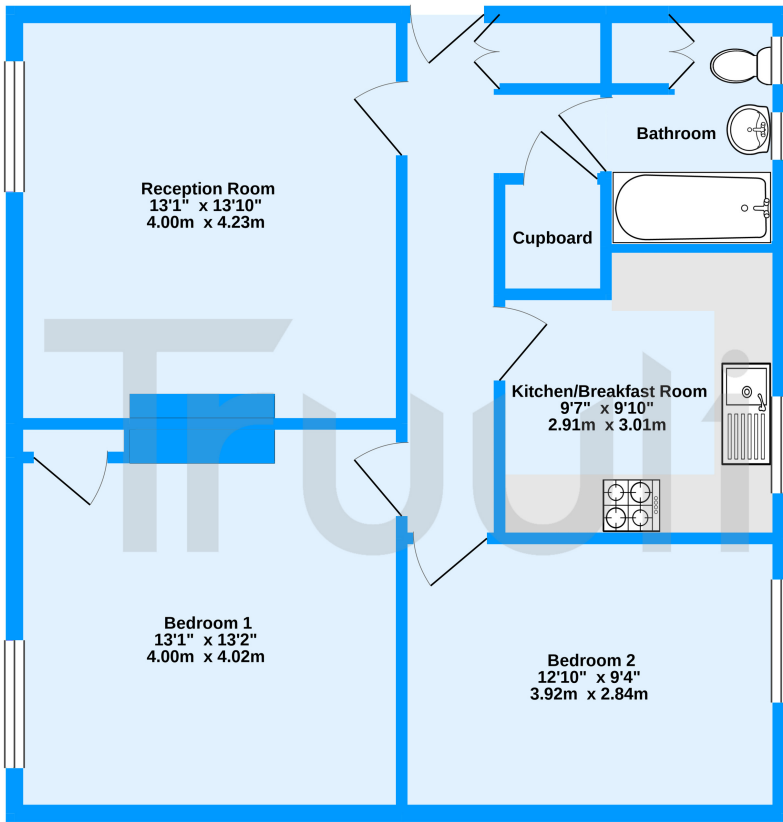
- Chain free
- Parquet flooring
- Feature fireplace
- Sought after location
- Access to underground and overground stations
- Short walk to Clapham High street

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"This was my first family home and I have loved the past 12 years of living here. I was so excited to have a place to call home as I was finally on the property ladder. I have both my children here and now my family has grown we're in need of more space and it's time to move on to pastures new. The features I love the most about my home is the two spacious bedrooms which are both large doubles, also the large living area with space for a dining but I use the kitchen as it is just a spacious. The one thing that tops all of that is my parquet floors throughout that is what makes my property unique amongst other benefits in my property. Having adventurous children, the nearby park is handy with the tennis courts and football pitches they also like to make use of the joggers path as well. The imperial war museum is just a 20 minute walk away - which my family often visits and we thoroughly enjoy. Clapham High street has plenty bars and restaurants suitable for catching up with family and friends, talk less about for nights out. There are also a number of gyms nearby for the avid gym goer of which there are plenty in my area. The location is very central to essential shops & supermarkets, has excellent transport links with buses from Wandsworth Road and Clapham Road, access to both Stockwell & Clapham North underground stations which are on the Northern and Victoria lines. There are also two overground train stations - Clapham High street and Wandsworth Road stations both within a 5-10min walk making family days out easy to plan. Last but not least my area is quiet and neighbours are friendly so my property is ideal for first time buyers, home movers and investors alike. I will be sad to leave and will miss my friends and neighbours but I am sure whoever purchases my property will be welcomed with open arms by all".

Third Floor
694 sq.ft. (64.4 sq.m.) approx.



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TOTAL FLOOR AREA: 694 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E	56	(39 to 54) E	
(21 to 38) F	56	(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

