



Wilson House  
94 York Road, SW11

CHESTERTONS





It's with great pleasure we introduce to the market this tenth floor two bedroom, two bathroom apartment situated in the popular Viewpoint development moments from the River Thames.

The well-balanced and remarkably bright accommodation of 773 Sq. Ft is presented in immaculate order throughout, benefitting from a south facing winter garden balcony

Enjoying a bright dual-aspect open plan reception space featuring an ultra-modern fitted kitchen, beautiful flooring, ample space to relax and dine and a south-facing winter garden balcony. The principle bedroom is of a good size with fitted storage and en-suite shower room, with a further good sized- double bedroom and family bathroom suite, along with additional storage accessed from the entrance hallway.

Viewpoint is an attractive development built by Linden Homes in recent years with landscaped communal gardens and offers residents a welcoming secure entrance, concierge and lift facilities. The development is situated within moments of the River Thames, Clapham Junction mainline station and a host of local amenities, cafes, restaurants and bars.

- Modern Tenth floor apartment
- Open plan dual-aspect reception space with balcony
- Modern family bathroom and en-suite
- Situated in the popular Viewpoint development on York Road
- Air conditioning in the main bedroom
- On-site concierge service, lift access and beautiful communal gardens

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		B5	B5
EU Directive 2002/91/EC			

**Tenure:** Leasehold 241 years 6 months

**Service Charge:** £3016

**Ground Rent:** £550

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

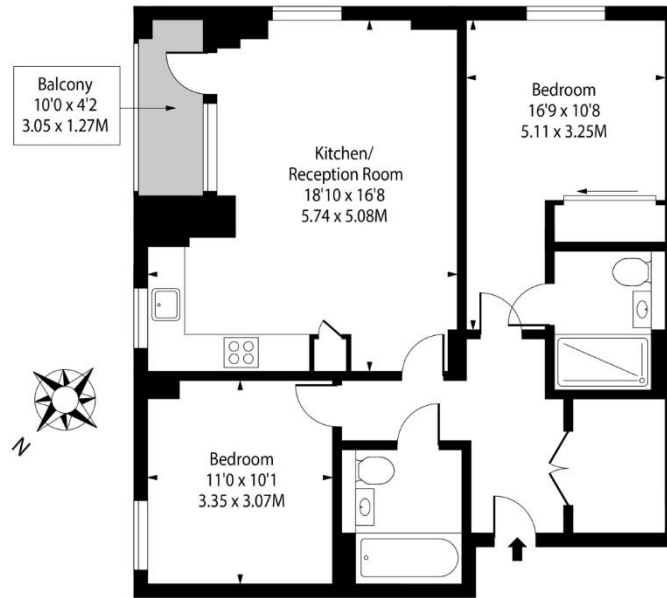
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## Wilson House, SW11



Tenth Floor

Approx Gross Internal Area **773 Sq Ft - 71.81 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49744

