



York Road  
Battersea, SW11

CHESTERTONS







This remarkably bright and beautifully presented accommodation of 527 Sq ft is situated on the first floor and offers bespoke fittings throughout.

Accessed via a secure communal entrance with bike facilities and lift access, the welcoming entrance offers storage and access to all rooms. The open plan reception room benefits from large windows, wooden flooring, fully fitted ultra-modern wall and base units to side and ample floor space for relaxing and dining. The master bedroom is of a good size benefiting from a fitted wardrobe, while there is a modern three-piece family bathroom suite.

The apartment is energy efficient and benefits from underfloor heating and residents permit parking.

Options for travelling over the river are by train from Clapham Junction direct to Victoria and North West London plus there are many local bus routes including one that runs through Battersea Square direct to Victoria via Lower Sloane Street with access to Sloane Square and the Kings Road. Additionally, the City can be easily accessed from Sloane Square. The Clipper River boat is also a great way to get around, one of the many benefits of riverside living.

- One Bedroom
- 527 Sq ft
- Modern first floor apartment
- Offered to the market with no onward chain
- Great location

Asking Price £399,999

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 115 years 9 months

**Service Charge:** £1850

**Ground Rent:** £350

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

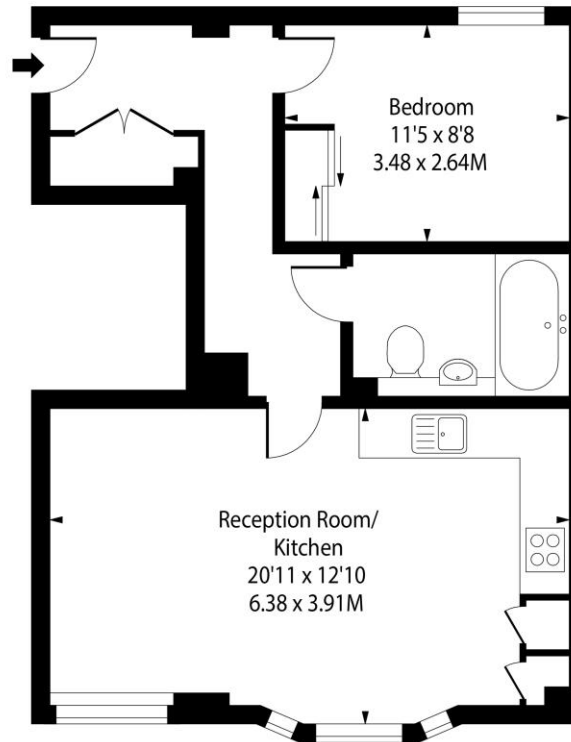
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## York Road, SW11



First Floor

Approx Gross Internal Area **527 Sq Ft - 49.0 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 44315

