



York Road  
Battersea, SW11

CHESTERTONS





Presenting a fantastic modern two-bedroom, two bathroom apartment set on the tenth floor of the highly sought after development Viewpoint moments from the River Thames.

The property comprises of a principal bedroom with an en-suite bathroom, a further double bedroom, a modern family bathroom and a bright open plan kitchen living room with a winter garden leading off that overlooks the development podium garden.

The development also boasts secure entry system, bicycle storage and communal podium garden. The river path and Battersea Square are just moments away where you find local amenities such as restaurants, a bakery and various shops. Clapham Junction is a short walk away, and there is an extensive bus network within easy reach.

- Modern tenth floor apartment
- Immaculately presented throughout
- Open plan dual-aspect reception
- Two good sized double bedrooms
- Modern family bathroom and en-suite
- Secure Car Park

### £3,100 pcm

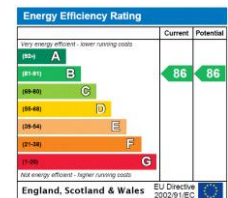
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

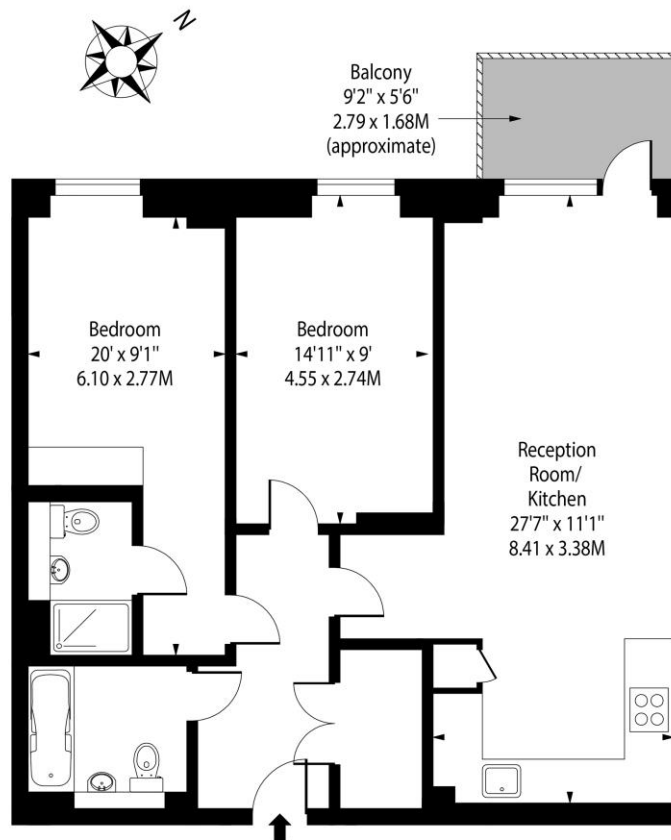


**Minimum Term:** 12 months  
**Deposit Required:** £3,576.92  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** B  
**Part Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road  
 London  
 SW11 3AG

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 02030408269  
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Tenth Floor

Approx Gross Internal Area **820 Sq Ft - 76.17 Sq M**

(Includes Limited Use Area - 24 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45818

