

York Road, London

Asking Price £450,000

This well presented fourth floor apartment is located close to the River Thames and transport links from Clapham Junction. The apartment is located in the distinctive Price's Patent Candle Company factory conversion, offering an open-plan living space with a contemporary, modern design.

Situated in the vibrant Clapham Junction area, the property benefits from a variety of shops, cafes and restaurants close by, with easy access into the city via Clapham Junction Station a short walk away.

Approximately 101 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: E (Wandsworth Council)

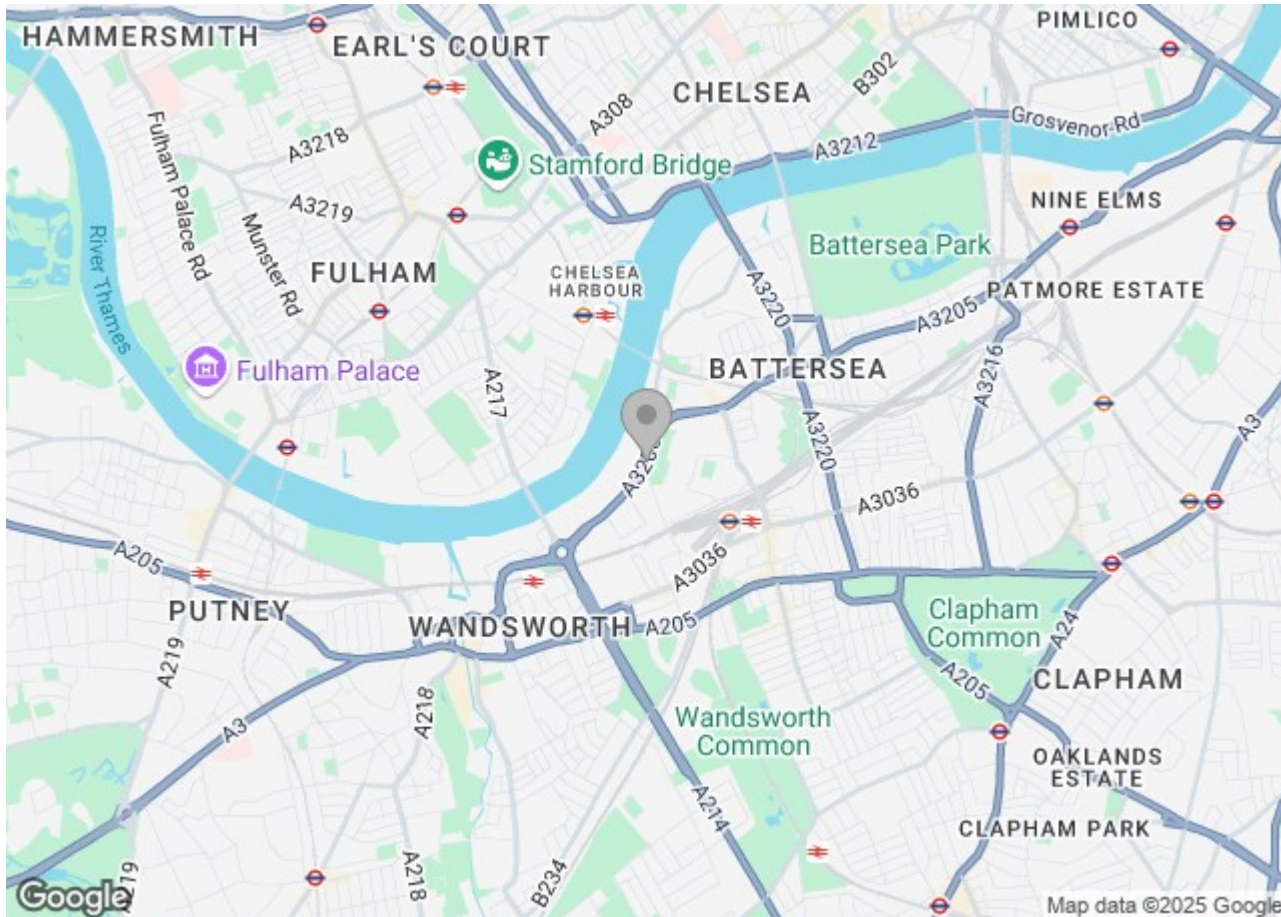
Electricity supply – Mains | Heating - Electric Mains | Water supply – Mains | Sewerage – Mains | Internet: ADSL | Lift Access | Parking not included | EWS1 certificate available

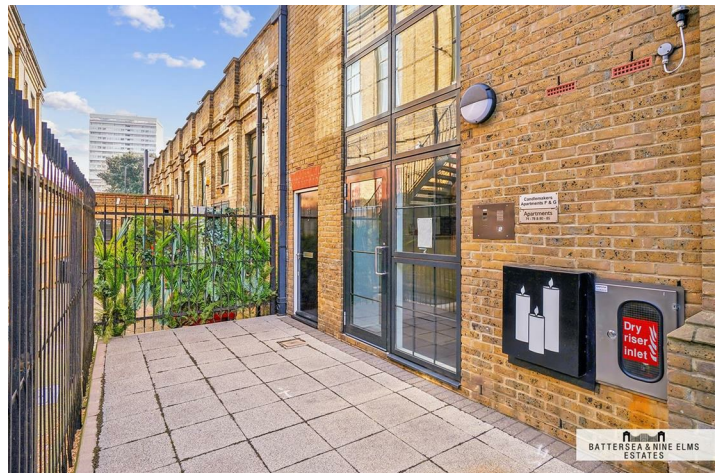
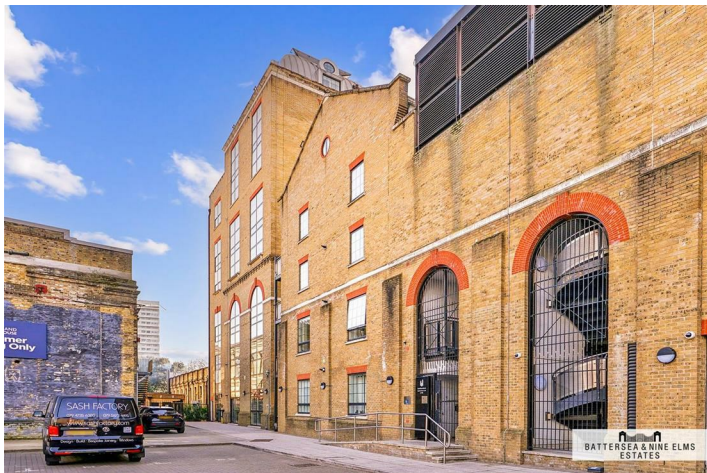
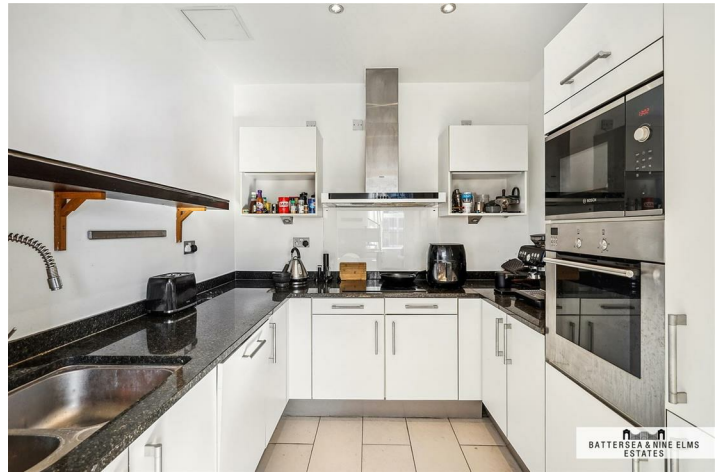
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website. Planning & Building Control

York Road London



- One double bedroom
- Excellent transport links
- Sought after location
- Unique converted candle factory





Candlemakers Apartments,
York Road, SW11
Approximate Gross Internal Area
55.77 sq m / 600 sq ft
(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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