



112 York Road, London

Asking Price £475,000

This well presented ground floor apartment is located close to the River Thames and transport links from Clapham Junction.

The apartment is set within a converted candle factory featuring an open plan living space, and benefits from modern interior design. Finished to a high of standard, the property includes a fully integrated kitchen and a private terrace.

Situated in the vibrant Clapham Junctions area, the property benefits from easy access into the city with 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)

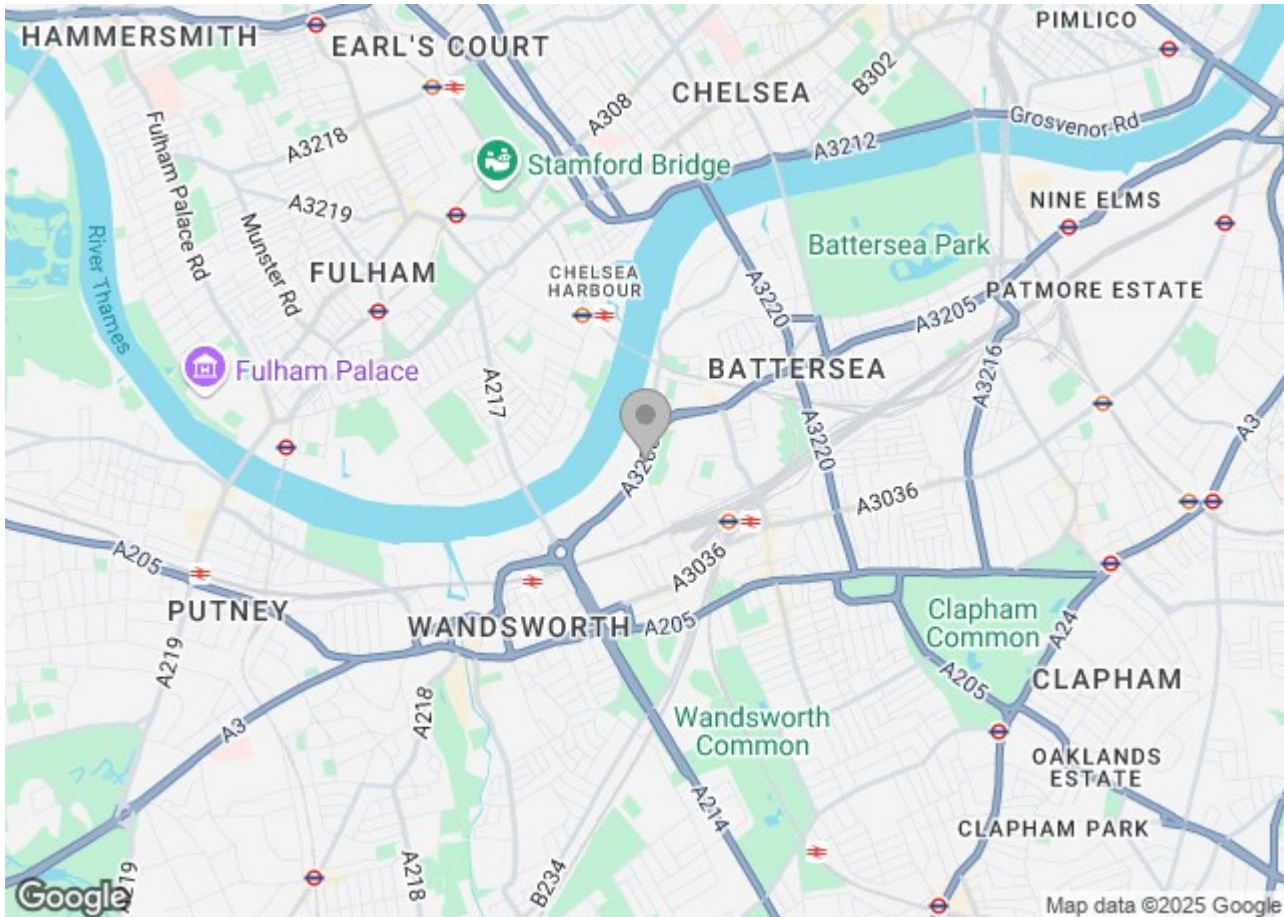
Electricity supply – Mains | Heating - Gas Mains | Water supply – Mains | Sewerage – Mains | Internet: ADSL | Lift Access | Residents Parking

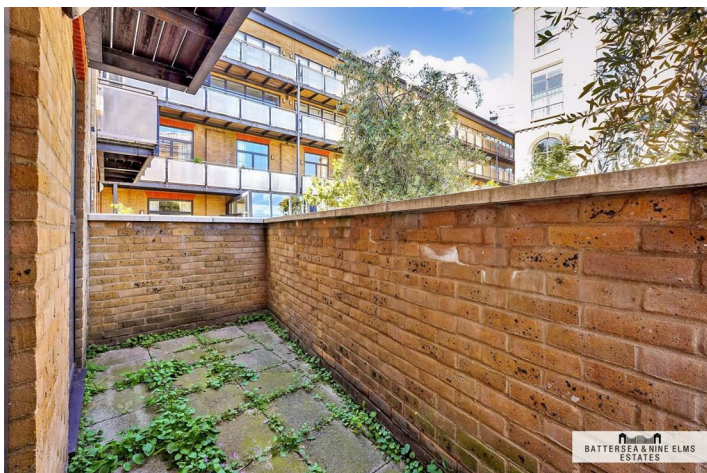
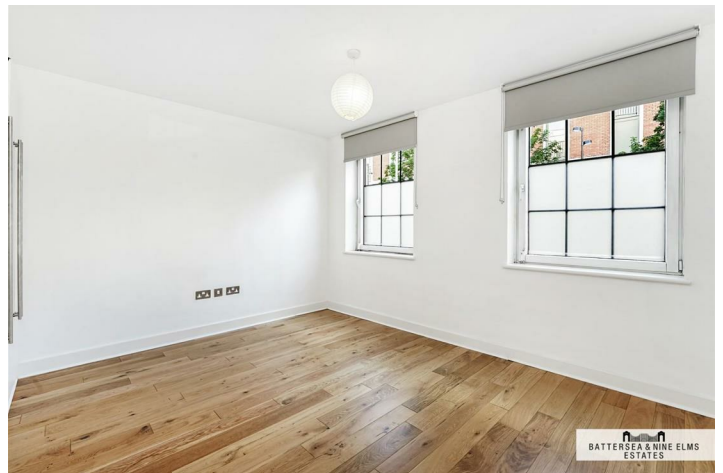
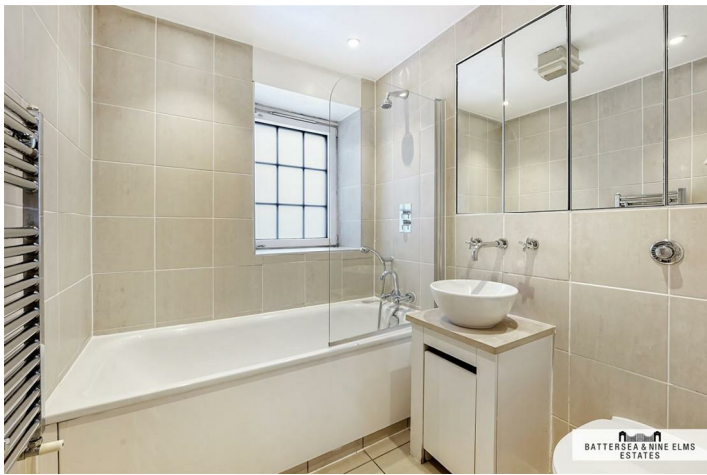
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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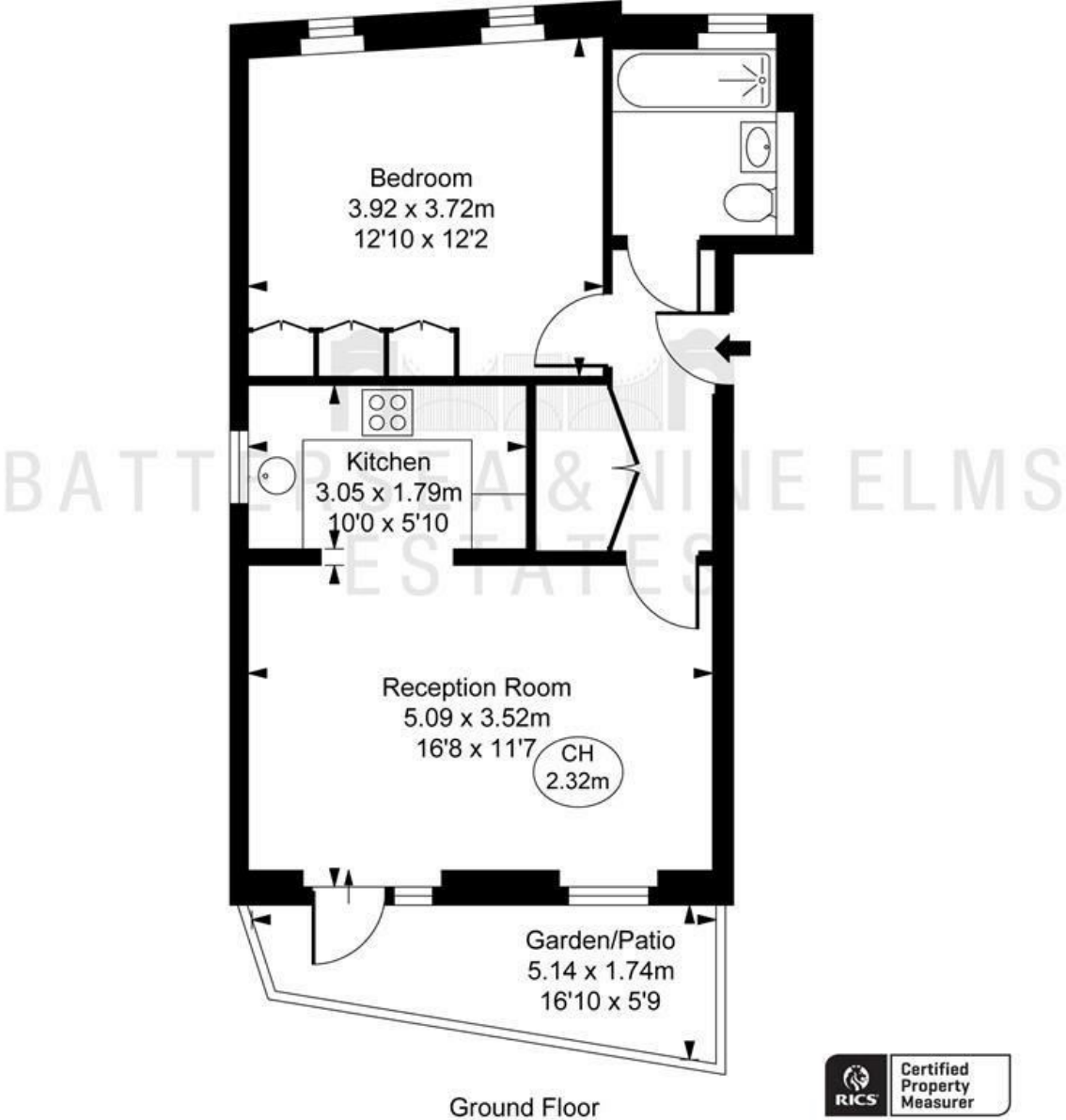


- One double bedroom
- Residents off street parking
- Excellent transport links
- Sought after location





Candlemakers Apartments,
York Road, SW11
Approximate Gross Internal Area
48.19 sq m / 519 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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	