



## 112 York Road, London

**Asking Price £575,000**

Located within the historical Candlemakers Apartments, this two-bedroom, two-bathroom apartment spans 728 sqft of bright and spacious living. Positioned in a prime spot within the development, it features a separate modern kitchen, a cosy sitting room, and two equally sized double bedrooms (one ensuite) with striking feature windows and views down to the Thames. A separate utility room provides generous storage, while the private entrance terrace offers a substantial, multifunctional outdoor space.

Residents can enjoy scenic riverside walks and access to a private residents courtyard, alongside all that the vibrant Clapham Junction area has to offer. Excellent transport links are just a short walk away, with Clapham Junction and Wandsworth Town stations offering easy connections into Central London.

The development also benefits from secure entry, lift access, and an allocated parking space — a rare opportunity offering exceptional value in the highly sought-after SW11 postcode.

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)

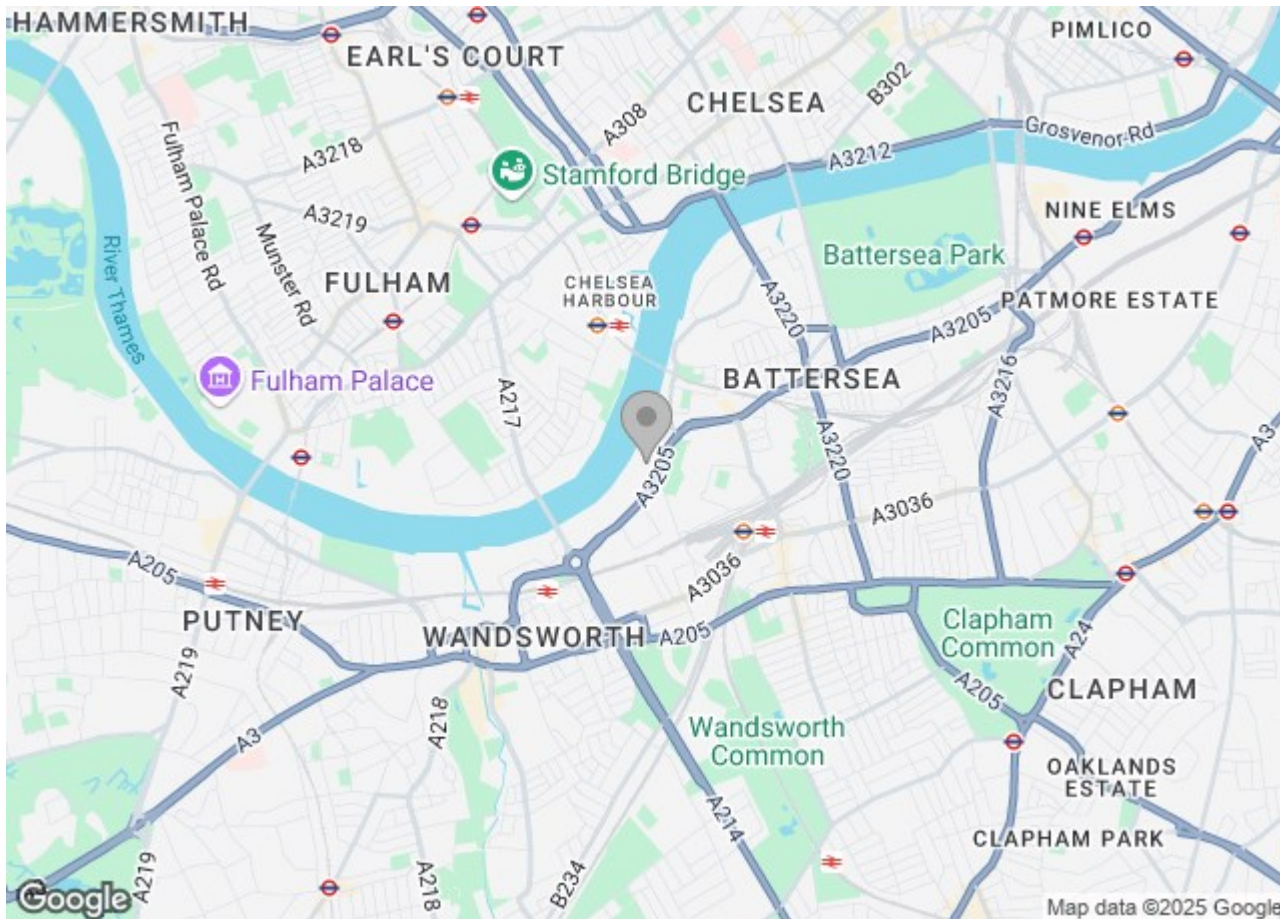
Electricity supply – Mains | Heating - Gas Mains | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Residents Parking Included

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

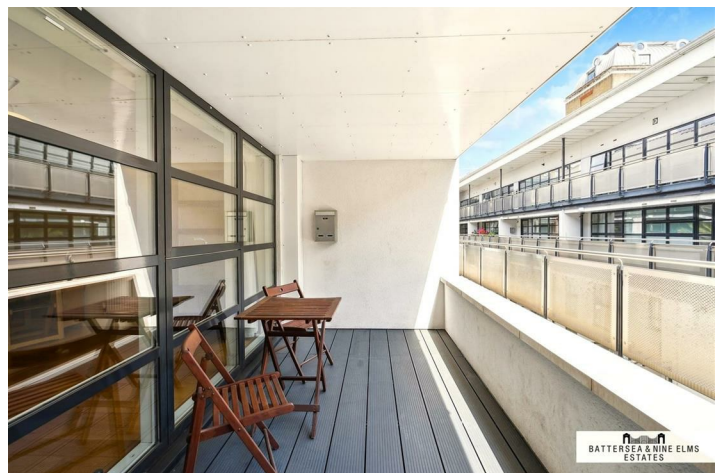
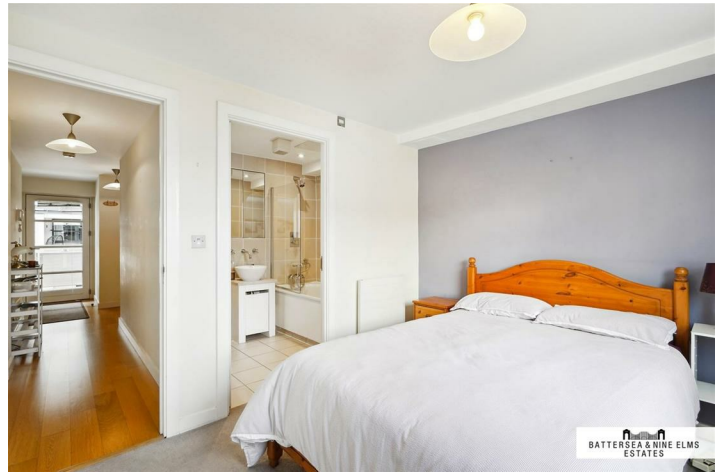
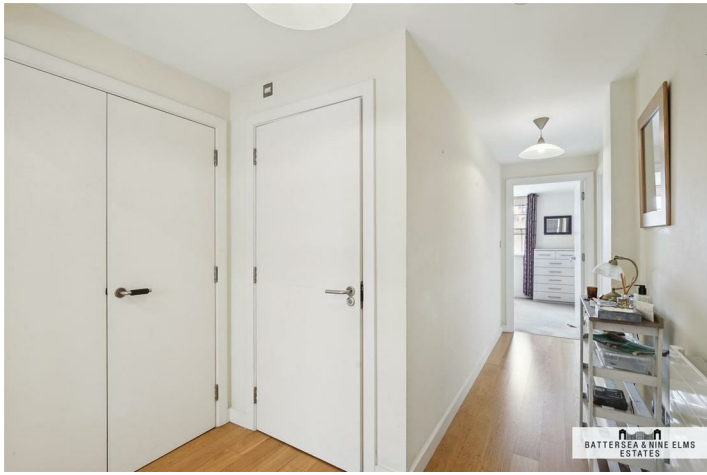
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- Two Double Bedrooms
- Two Bathrooms (One Ensuite)
- South-East Facing Terrace
- Partial River Views
- Residents Parking
- Zone 2 Transport Links



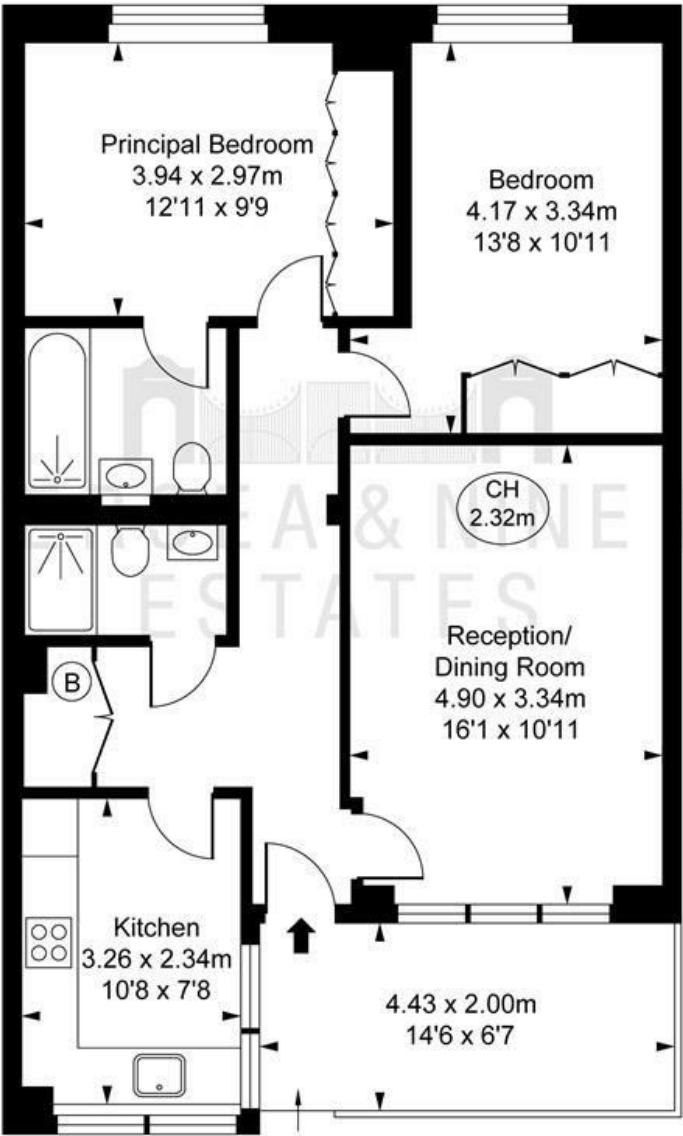




Candlemakers Apartments,  
York Place, SW11

Approximate Gross Internal Area  
67.65 sq m / 728 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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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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	