

## Candlemakers Apartments, York Road

**Asking Price £550,000**

Situated within the historic Candlemakers Apartments, this bright and spacious two-bedroom apartment offers 781 sqft of well-appointed living. Overlooking the peaceful residents' courtyard, the open-plan living area and south-facing balcony provide an ideal setting for both relaxing and entertaining. Two generously proportioned double bedrooms offer comfortable accommodation, with plenty of space for guests or a dedicated home office.

Residents benefit the vibrant amenities of Clapham Junction nearby and excellent transport links all within walking distance, with Clapham Junction and Wandsworth Town stations offering swift access to Central London. Additional perks include secure entry, lift access, and an allocated parking space—an exceptional opportunity in the vibrant SW11 area.

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: B (Wandsworth Council)

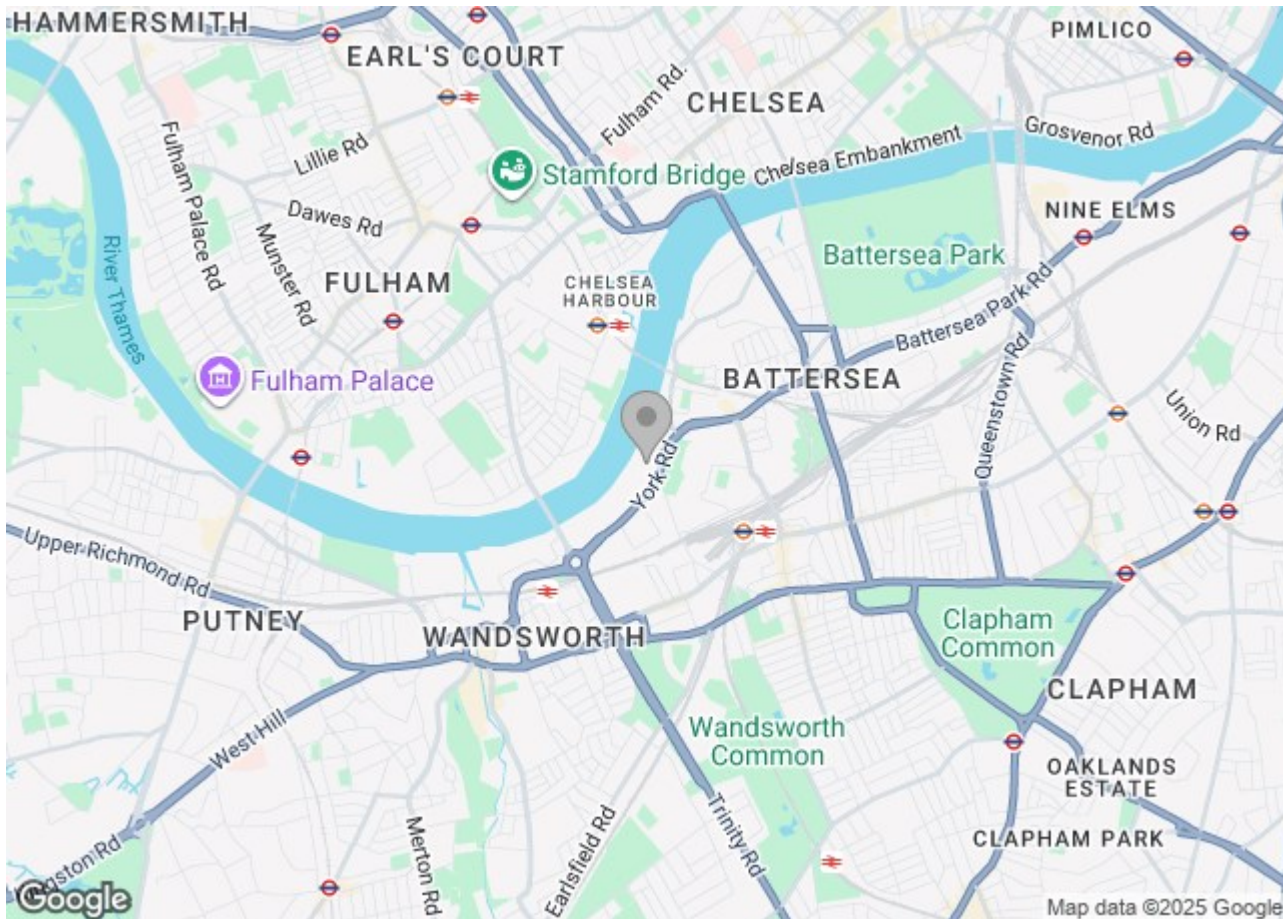
Electricity supply – Mains | Heating - Gas Mains | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking included

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

# 112 York Road London



- Two bedrooms
- One bathroom
- One balcony
- Close to transport links
- Residents parking available
- Secure development



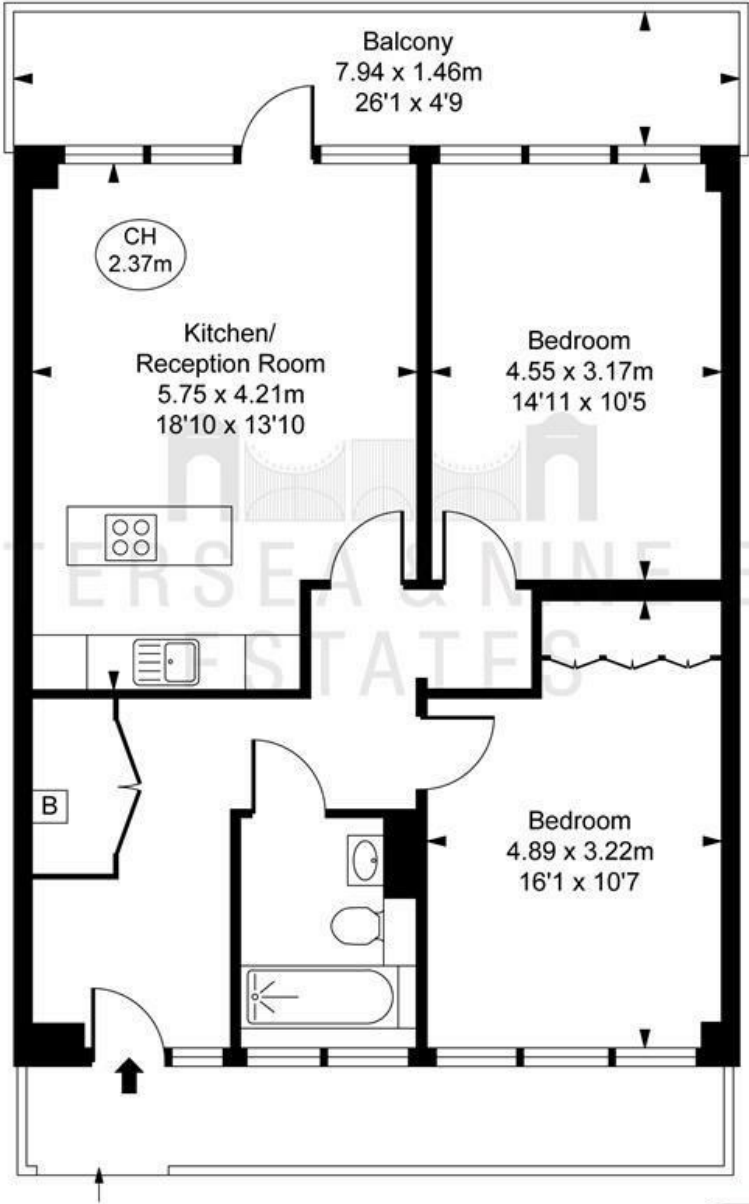








Candlemakers Apartments,  
York Road, SW11  
Approximate Gross Internal Area  
72.53 sq m / 781 sq ft  
( CH = Ceiling Heights )



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 firms 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		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		