



## One Clapham, SW11

### £493,000

A studio apartment with private outside space. Created with care and a focus on wellness, residents benefit from sun decks, 24 Hour Concierge and a Peloton Hub. There are secure underground parking spaces available subject to separate negotiation.

**\*\*Please note - Whilst every effort has been made to accurately portray the development, CGI images have been used, alongside indicative floorplans produced from the planning documents.\*\***

Located a very short walk away from Clapham Junction Station, there is direct access into London Victoria & London Bridge. There is plenty of open spaces nearby such as Battersea Park, Wandsworth Common and Clapham Common. St Johns Hill is home to the exciting Battersea Power Station offering different shops and restaurants catered to every need!

### Features

- Studio Apartment
- 10 Year Warranty
- 24 Hour Concierge
- Peloton Hub
- Cycle Storage
- Sun Terrace
- Woodland Garden

# One Clapham, Battersea, SW11

ONE  
CLAPHAM  
JUNCTION LONDON

STUDIO

3C.07.02  
3C.08.02



TOTAL AREA	48.2 sq m	519 sq ft
Kitchen/Living/Dining	3.40 x 4.84m	11'2" x 15'11"
Bedroom	2.50 x 4.24m	8'3" x 13'11"
Internal Area	42.9 sq m	462 sq ft
Balcony	2.95 x 1.78m	9'8" x 5'10"
External Area	5.24 sq m	56 sq ft

FLOOR PLATE 3C



LEVEL 07-08



SITE MAP



Dexters

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London  
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Sales  
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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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