



## 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

### STUDIO

3C.07.02  
3C.08.02



Hob Sink WM Washing Machine

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

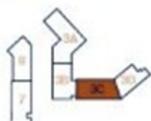
### FLOOR PLATE 3C



### LEVEL 07-08



### SITE MAP



# Dexters

New Homes South London  
12 The Broadway  
London  
SW19 1RF  
Sales  
020 8674 4555

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.

**RICS** | Regulated  
Estate Agent  
and Letting Agent

[dexters.co.uk](http://dexters.co.uk)