



Coda Residences, 6 York Place, London, SW11 3SJ

£550,000

CODA RESIDENCES IS A STRIKING TOWER LOCATED OFF YORK PLACE IN SW11. RESIDENTS AMENITIES INCLUDE 24 HOUR CONCIERGE, FITNESS STUDIO WITH PELOTON EQUIPMENT AND A CLUB LOUNGE

This 7th floor one bedroom is set over 567 square foot and offers a very spacious lounge with open plan kitchen and floor to ceiling windows opening onto a private terrace, double bedroom with ample fitted storage and access to terrace and a luxury bathroom suite.

Clapham Junction station is a short walk away as is Plantation Wharf Pier offering transport options into the West End and The City.

Residents benefit from the latest fitness technology with Peloton equipment in the residents fitness suite, a club lounge and of course 24 hour concierge services.

Service charge £4370 per annum.

Ground rent £350 per annum.

Lease: 993 years remaining.

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- CODA RESIDENCES SW11
- 567 SQUARE FOOT
- CLAPHAM JUNCTION CLOSE BY
- RESIDENTS LOUNGE & CONCIERGE
- FITNESS STUDIO WITH PELOTON EQ
- SHOPS AND RESTAURANTS CLOSE BY
- 7TH FLOOR
- SPACIOUS LOUNGE

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RECEPTION ROOM



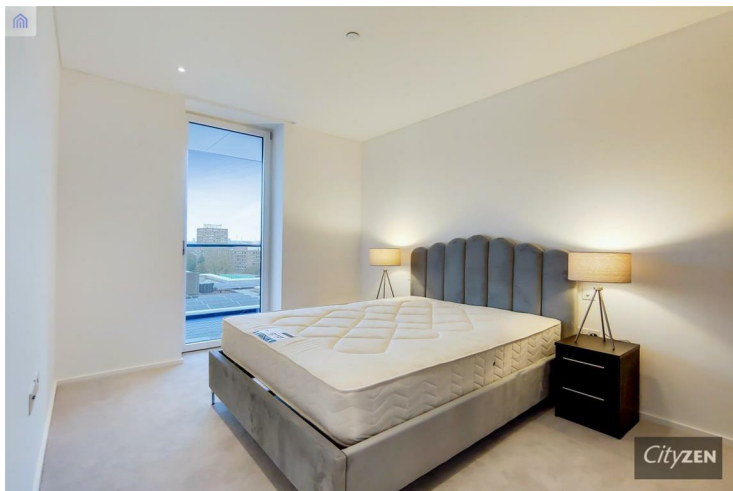
DINING AREA WITH A VIEW



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

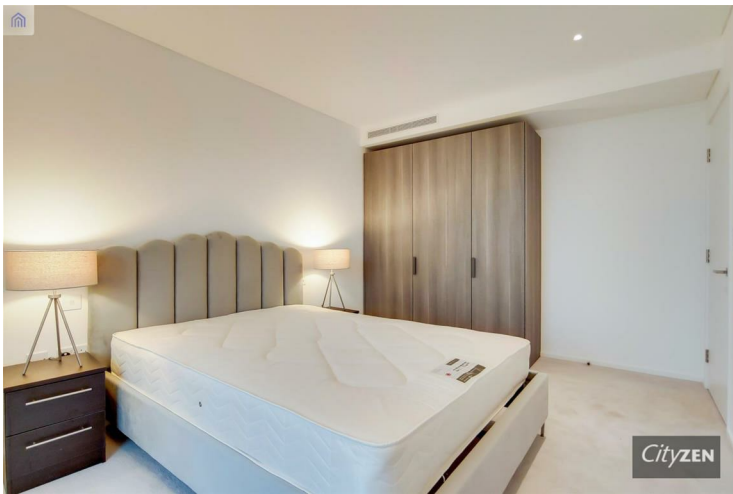
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BALCONY



VIEW FROM BALCONY



BEDROOM



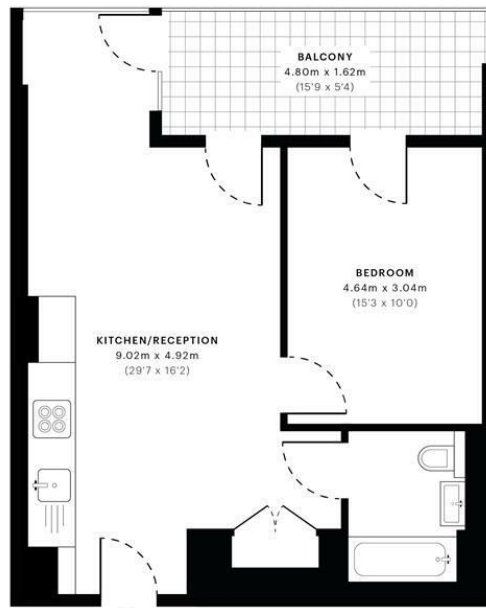
CODA RESIDENCES



BATHROOM



CODA RESIDENCES



— Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
52.70 sqm / 567.26 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes workrooms, restricted head height
49.96 sqm / 537.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.76 sqm / 83.74 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

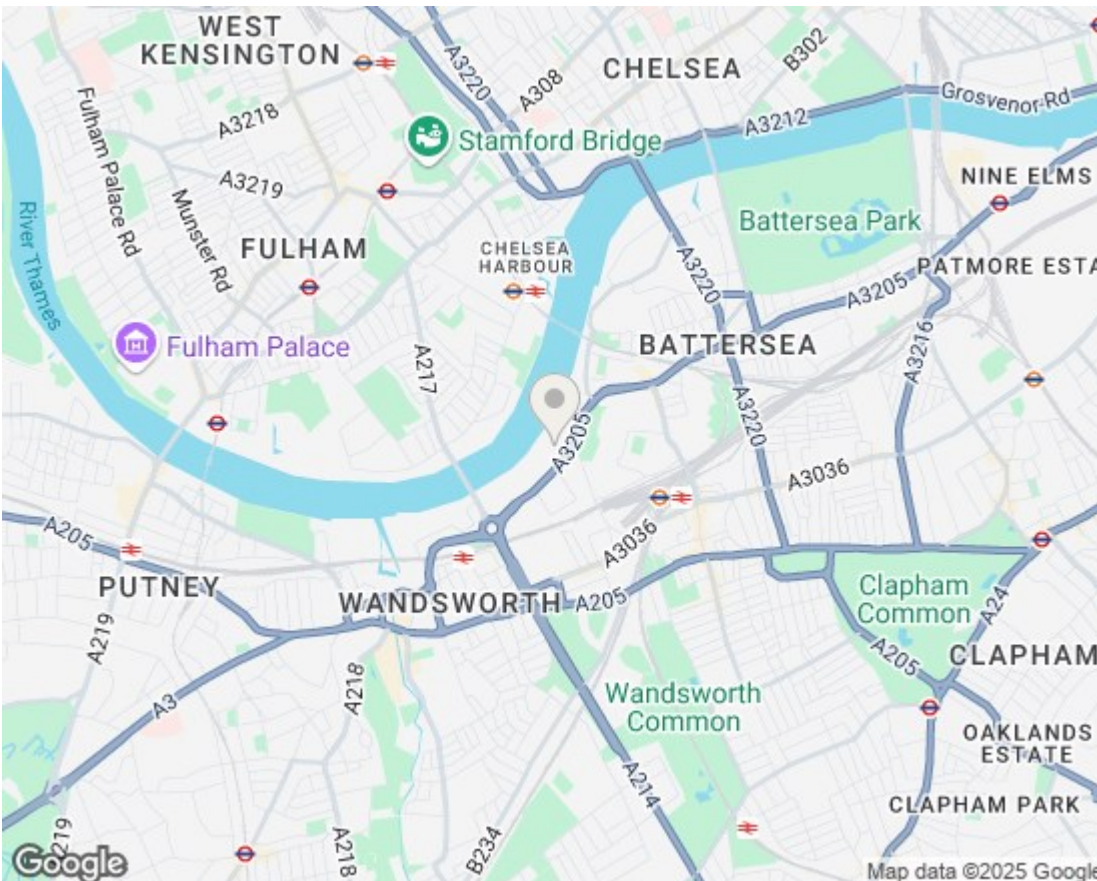


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.35 sqm / 638.64 sqft
IPMS 3C RESIDENTIAL 58.24 sqm / 626.89 sqft

SPIC ID: 5F52a486381cb80dbef0d71b

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.