



## Duval House, York Gardens, Grant Road, Clapham, SW11

Asking price **£550,000** | Leasehold



# Duval House, York Gardens, Grant Road, Clapham, SW11



1 Bedroom



1 Bathroom



1 Reception



Balcony



Communal Roof Terrace



Local Amenities



24-Hour Concierge



0.1 MI Clapham Junction

Spacious & light one bedroom property set within the York Gardens development, SW11, a major rejuvenation of 26 acres in Battersea, between Clapham Junction and the River Thames. This property comprises an open-plan living/dining area, high-spec kitchen with integrated appliances, large private balcony, spacious master bedroom with fitted wardrobes and a pristine bathroom suite.

Residents of Duval House benefit from excellent onsite facilities including a 24-hour concierge service, roof terrace and residents' lounge. Ideally located in the heart of Clapham Junction this

property offers a good selection of local amenities and is moments from the shops, bars, cafes and restaurants of St John's Hill, Lavender Hill and Northcote Road. Clapham Junction station (British Rail) is just a stone's throw away and provides direct routes to London Victoria and London Waterloo.

**Tenure:** Leasehold (247 years remaining)

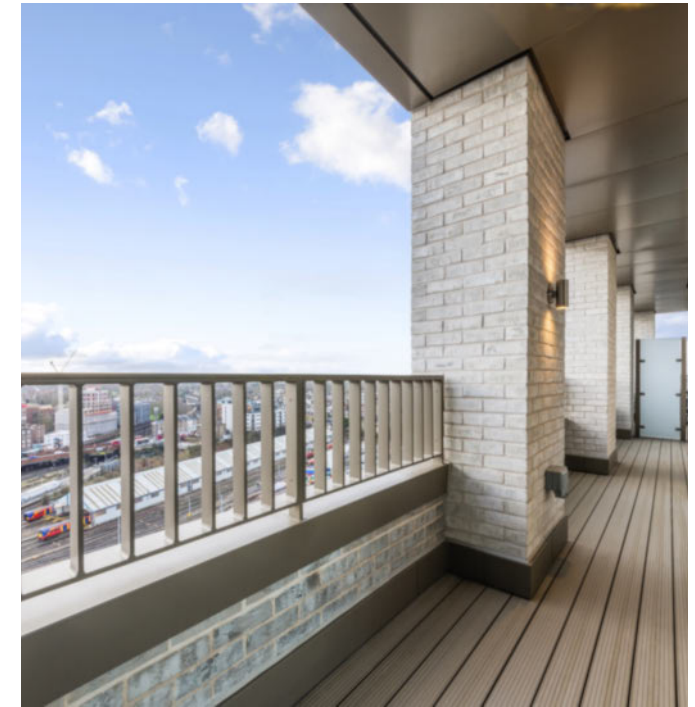
**Local Authority:** Wandsworth London

**Ground Rent:** £225 p.a.

**Council Tax Band:** D

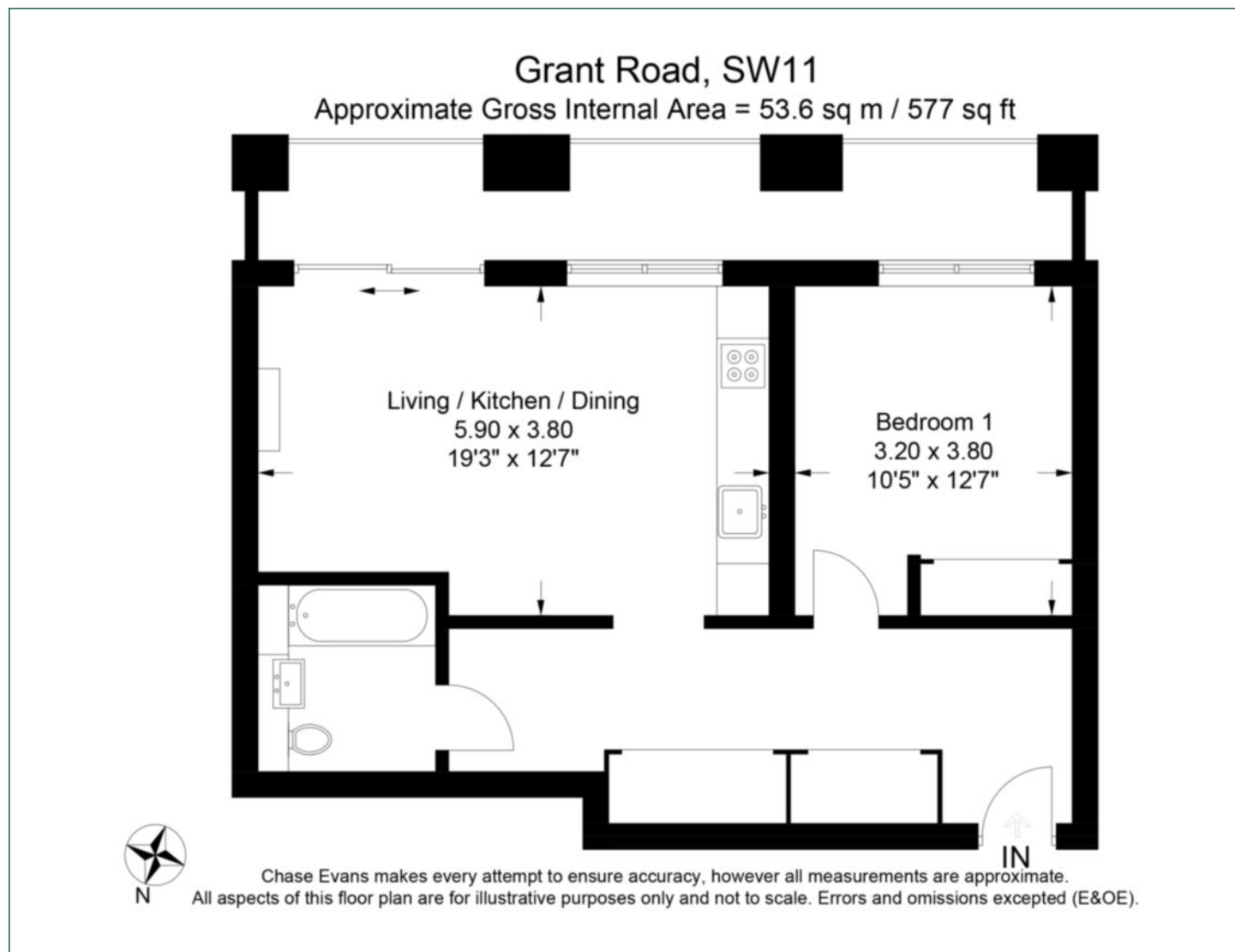
**Service Charge:** £3,081.38 p.a.

**EPC:** B



# Floorplan

577 sq ft | 53.6 sq m



## Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FA

## Sales

020 3869 2888 | eandc.sales@chaseevans.co.uk

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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