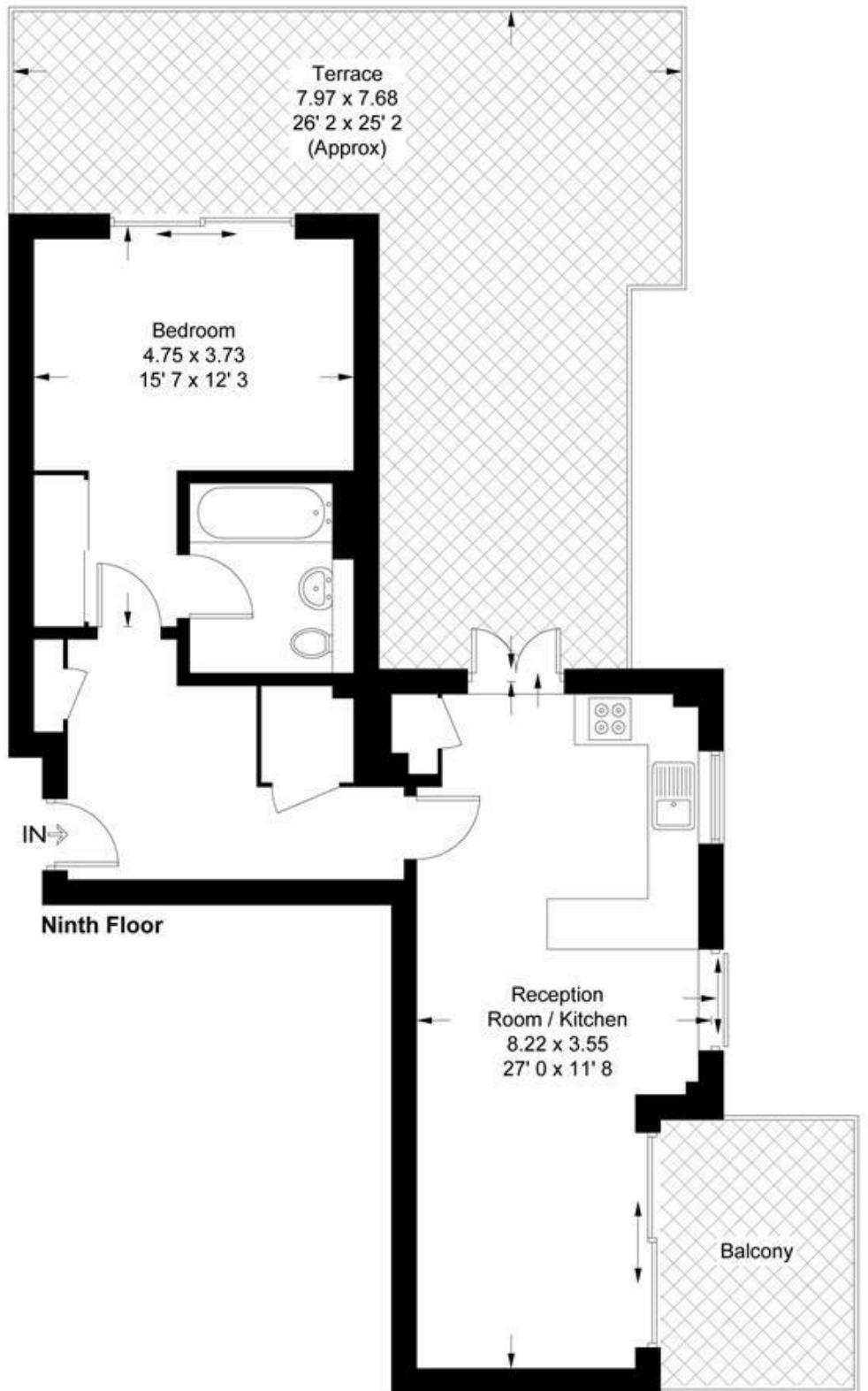


York Road

Approximate Gross Internal Area = 596 sq ft / 55.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



York Road, Battersea

£2,400 PCM

- Ninth floor apartment
- Fitted kitchen
- Underfloor heating
- Two balcony
- Communal garden
- One double bedroom
- Integrated dishwasher
- Concierge
- Bike storage

York Road, Battersea

Petty son & Prestwich are thrilled to offer to market this spacious one bedroom apartment situated on the ninth floor in York Road, Battersea, featuring a private balcony and roof terrace, communal gardens and concierge.



Council Tax Band: E



Located in Battersea, London, moments from the Thames, Clapham Junction and York Gardens this one bedroom apartment offers an opportunity to be positioned in the middle of Wandsworth Town, Northcote Road and Battersea Village.

Battersea is currently undergoing extensive regeneration in line with massive investment. The Winstanley Estate, just behind 58-70 York Road, is centred around a new park and set to feature amenities such as a health centre, a co-working space and library. The Thames Path, one of London's most scenic running routes is on your doorstep alongside an array of gyms, yoga studios, shops and range of restaurants. The River bus provides easy access to Canary Wharf during the working day whilst the 200 Acre of green space at Battersea Park and York Gardens provide the ideal setting to take it easy and soak in the picturesque greenery.

The sleek, modern apartment, which is fully underfloor heated, benefits from a generous reception with direct access to a private balcony, one double bedroom and a modern fitted kitchen and bathroom. The stylish kitchen boasts a range of quality integrated appliances, including a dishwasher and washer/dryer. There are two private balconies, one of which is a fantastic size and both sharing views of the City. Further benefits include access to the buildings landscaped communal garden from the fifth floor, concierge and bike storage.

Available 1st December 2025

Furnished

EPC Rating - B82

Council Tax Band - E

1 Week Holding Deposit - £553

5 Week Holding Deposit - £2769

Reception Room/Kitchen
26'12" x 11'8"

Bedroom

15'7" x 12'3"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED
ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld

if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.