

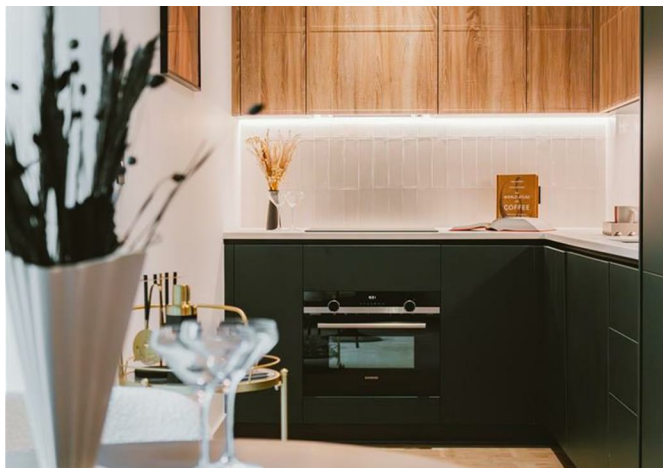
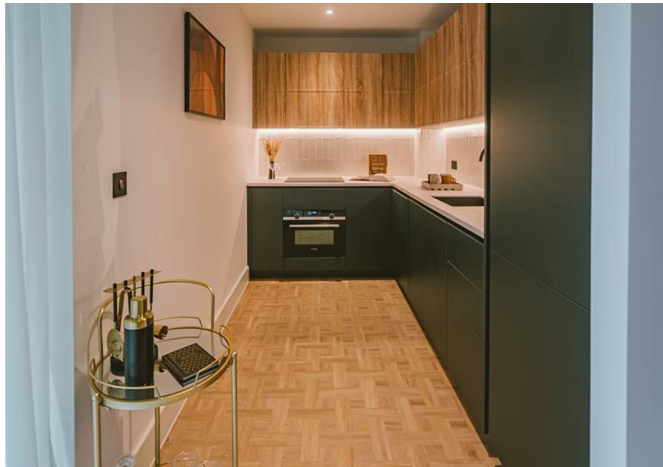


LESSEL



3A, 03.07 One Clapham Junction, St. John's Hill, London, SW11 1UA

£725,000



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Nestled in the heart of Clapham, this exquisite new build flat at One Clapham, St. John's Hill, offers a remarkable living experience. Spanning an impressive 837 square feet, this spacious third-floor residence features two well-appointed bedrooms and two modern bathrooms, making it ideal for both professionals and families alike.

The property boasts a generous balcony of 75 square feet, perfect for enjoying the fresh air and views of the vibrant surroundings. With Clapham Junction station just a stone's throw away, commuting to central London and Gatwick Airport is effortless, ensuring you remain well-connected to the city's many attractions.

Living in this highly sought-after area means you will enjoy a superb lifestyle, with the bustling Clapham High Street and Northcote Road nearby, offering a plethora of shops, restaurants, and cafes to explore. The flat also benefits from a 24-hour concierge service, providing added convenience and security, alongside access to a resident's communal garden and a Peloton gym, catering to your fitness needs.

As a new build completed in 2026, this property is part of a limited supply of new homes in the area, making it a rare find. The strong rental demand and potential for high rental income further enhance its appeal, whether you are looking to invest or find your new home. This flat truly represents a unique opportunity to enjoy modern living in one of London's most desirable locations.

Description




Situation




null
Council Tax Band: New Build
Available:


Floor Plans






ONE CLAPHAM
BATTERSEA - LONDON

TWO BEDROOM
3A.02.07
3A.03.07







 Hob
 Sink
 WM Washing Machine

	84.7 sq m	912.0 sq ft
TOTAL AREA		
Kitchen/Dining	4.00 x 4.36m	13'2" x 14'3"
Living	3.50 x 2.91m	11'6" x 9'6"
Master Bedroom	5.92 x 2.90m	19'5" x 9'6"
Bedroom 2	3.90 x 3.26m	12'10" x 10'8"
Internal Area	77.7 sq m	836.7 sq ft
Balcony	4.00 x 1.75m	13'1" x 5'9"
External Area	7.0 sq m	75.3 sq ft

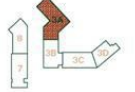
FLOOR PLATE 3A



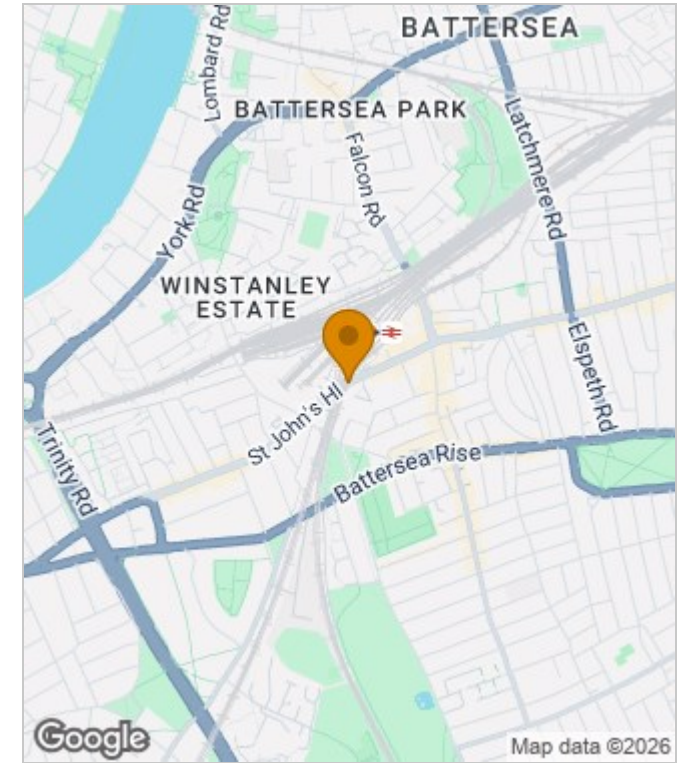
LEVEL 02 - 03



SITE MAP




Area Map




Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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	

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