

Lugus HOMES



Apartment 14 30 York Road, London, SW11 3QA

Top-floor living, south-west sunshine and Clapham Junction on your doorstep, this stylish one-bedroom apartment at The York ticks all the right boxes.

Offering approximately 511 sq. ft., the apartment features a bright double-aspect reception room with engineered wood flooring and an open-plan kitchen with integrated appliances and stone worktops.

The generous double bedroom is positioned at the rear of the property and benefits from floor-to-ceiling built-in wardrobes, while the contemporary bathroom features floor-to-ceiling tiling and underfloor heating.

Further benefits include underfloor heating throughout, a utility cupboard, Heatmiser temperature control, bicycle storage and the apartment is offered fully furnished.

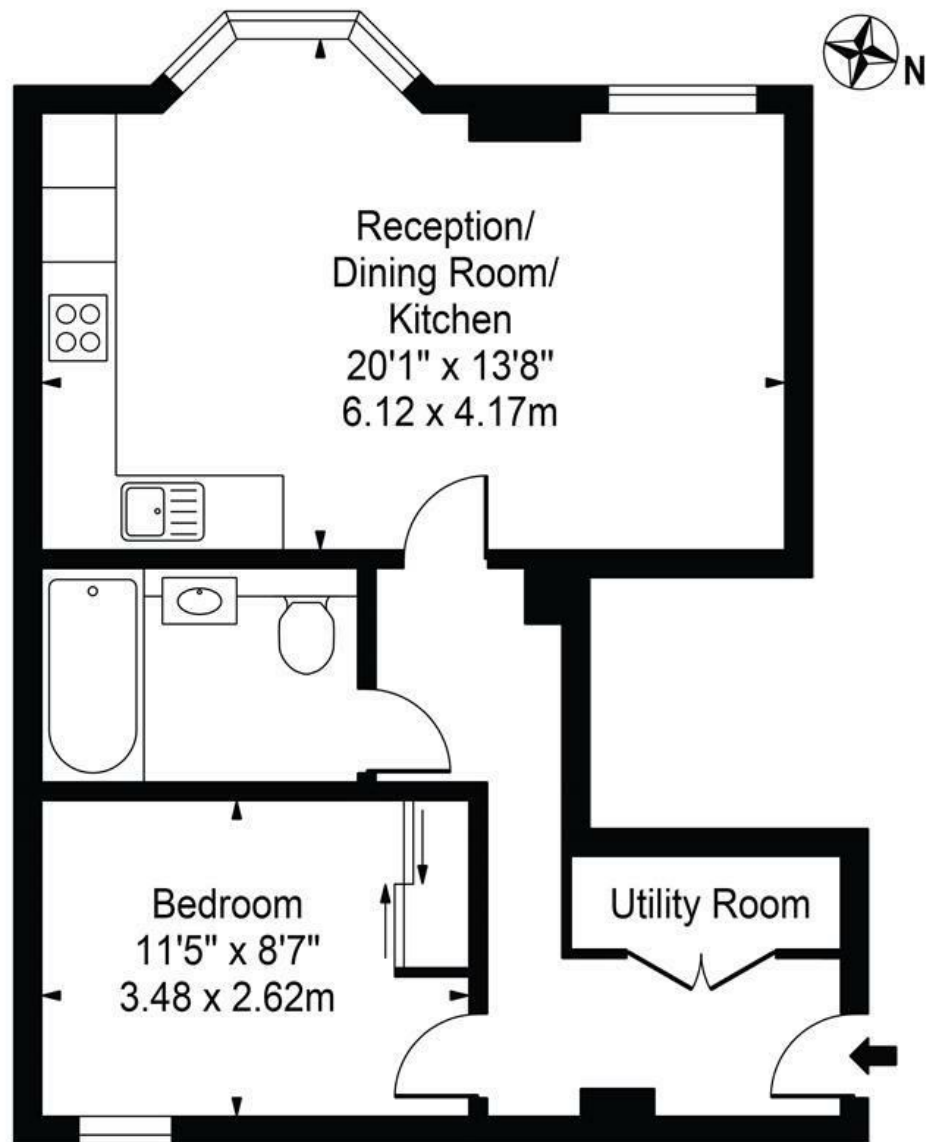
Ideally positioned just 0.5 miles from Clapham Junction Station, the property is within easy reach of the shops, cafés, bars and restaurants of Northcote Road, as well as Clapham Common and Wandsworth Common. Battersea Power Station and its outstanding selection of shops, restaurants, bars and riverside amenities are also easily accessible, offering the best of both Clapham and Battersea on your doorstep.

- Top-floor apartment
- South-west facing aspect
- Approx. 511 sq. ft.
- Bright double-aspect reception room
- Contemporary open-plan kitchen
- Spacious double bedroom
- Floor-to-ceiling built-in wardrobes
- Underfloor heating throughout
- Bicycle storage
- 0.5 miles from Clapham Junction Station

£2,450 Per month

York Road, SW11 3QA

Approx. Gross Internal Area 511 Sq Ft - 47.47 Sq M



Fourth Floor

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www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 	