



York Road
Battersea, SW11

CHESTERTONS





A modern one-bedroom apartment situated in an attractive modern development within moments of Clapham Junction mainline station and Battersea High Street.

The remarkably bright and beautifully presented accommodation of 536 Sq ft is situated on the first floor and offers bespoke fittings throughout.

Accessed via a secure communal entrance with bike facilities and lift access, the welcoming entrance offers storage and access to all rooms. The open plan reception room benefits from dual aspect windows, wooden flooring, fully fitted ultra-modern wall and base units to side and ample floor space for relaxing and dining. The master bedroom is of a good size benefiting from a walk-in wardrobe, while there is a modern three-piece family bathroom suite.

30 York Road is an exclusive modern development of 15 apartments ideally located on York Road and next to Battersea High Street. Situated moments from far reaching transport links from Clapham Junction Mainline Station, the River Thames and cafés, restaurants and bars at Battersea Square.

- Modern
- Bike Storage
- First Floor Apartment
- Dual Aspect Reception Room
- Modern Kitchen
- Secure Building

£2,400 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Minimum Term: 12 months
Deposit Required: £2,769.23
Local Authority: London Borough of Wandsworth
Council Tax Band: D
EPC Rating: C
Furnished

Chestertons Battersea Park & Nine Elms Lettings

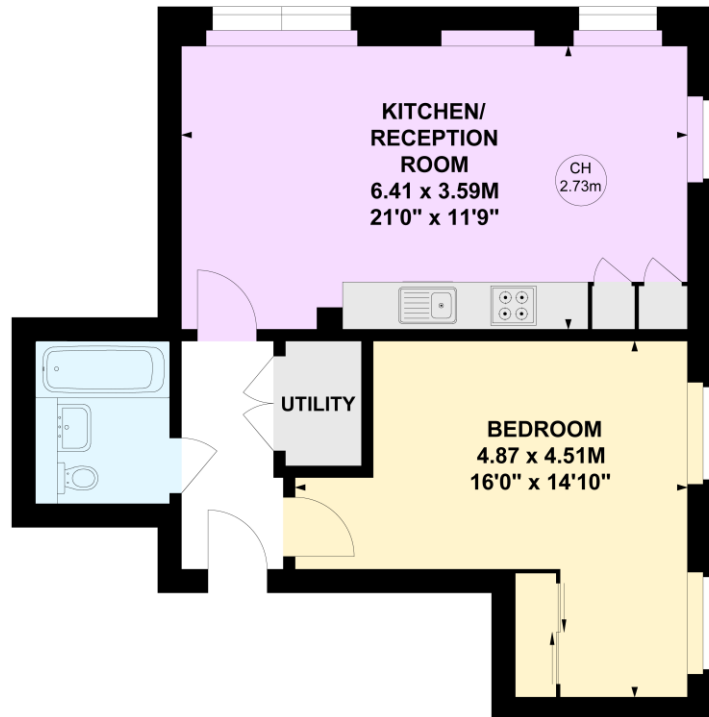
62-64 Battersea Bridge Road
 London
 SW11 3AG

batterseapark@chestertons.co.uk
 02030408269
chestertons.co.uk

York Road, SW11

Approximate gross internal area
51.12 sq m / 550 sq ft

Key :
CH - Ceiling Height



First Floor

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.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable