



## Candlemakers Apartments, York Road

**Asking Price £525,000**

This well presented apartment is set within the converted candle factory featuring an open plan living space, benefiting from modern interior design and floor to ceiling windows. Finished to a high of standard, the property includes a fully integrated kitchen and a south facing balcony.

Situated in the vibrant Clapham Junctions area, the property benefits from easy access into the city with Clapham Junction Station a short walk away.

Approximately 101 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: E (Wandsworth Council)

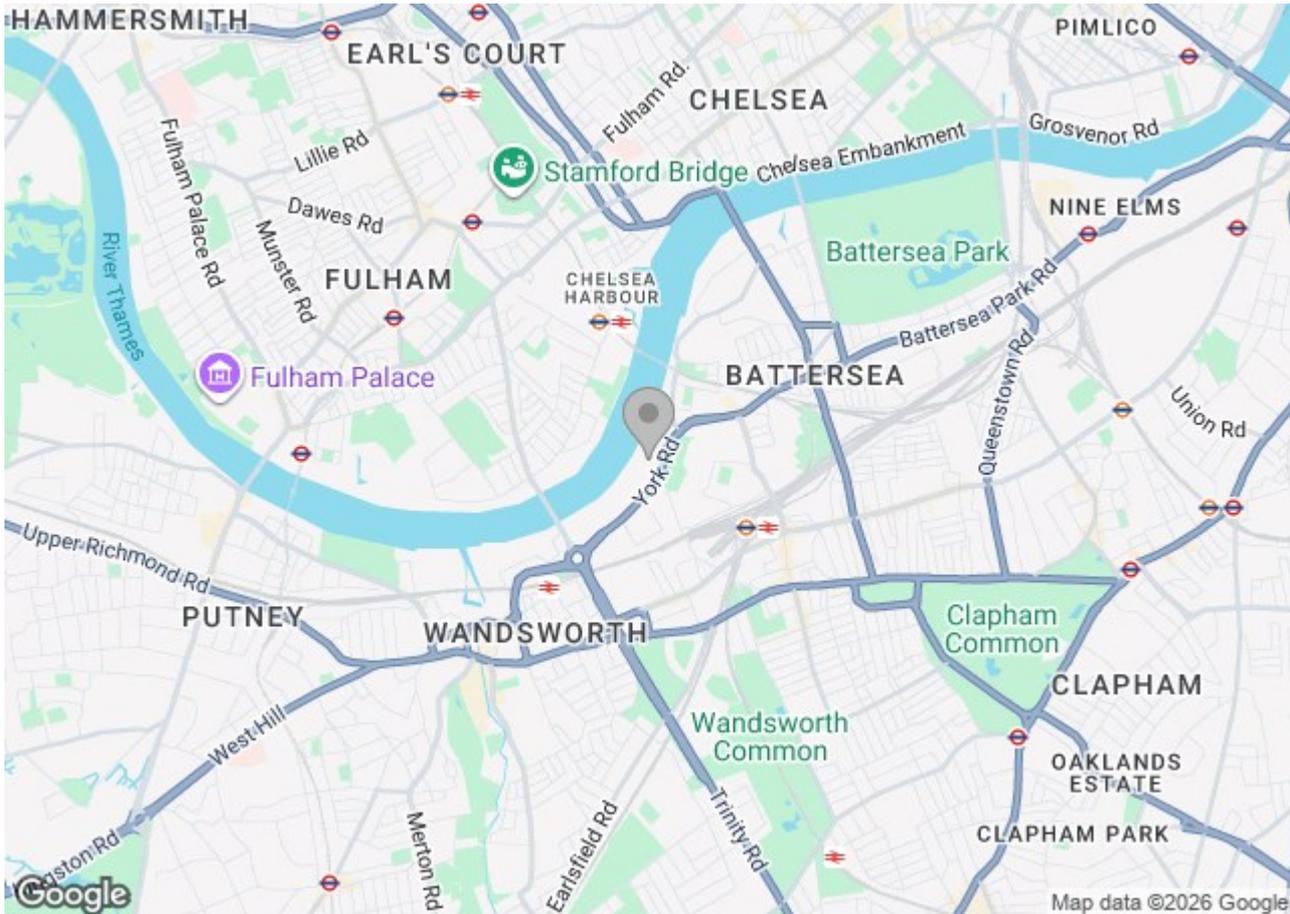
Electricity supply – Mains | Heating - Gas Mains | Water supply – Mains | Sewerage – Mains | Internet: ADSL | Lift Access  
| Residents Parking

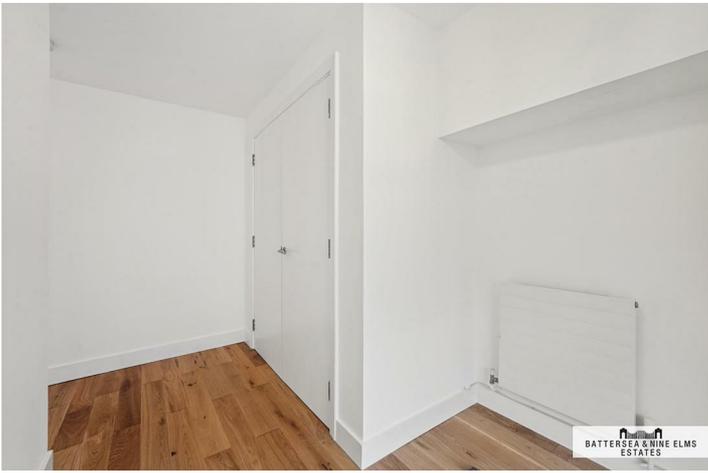
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 112 York Road London



- 1 Bedroom
- Open Plan Kitchen
- 1 Bathroom
- Lounge Area
- Residential Parking
- Balcony and Terrace

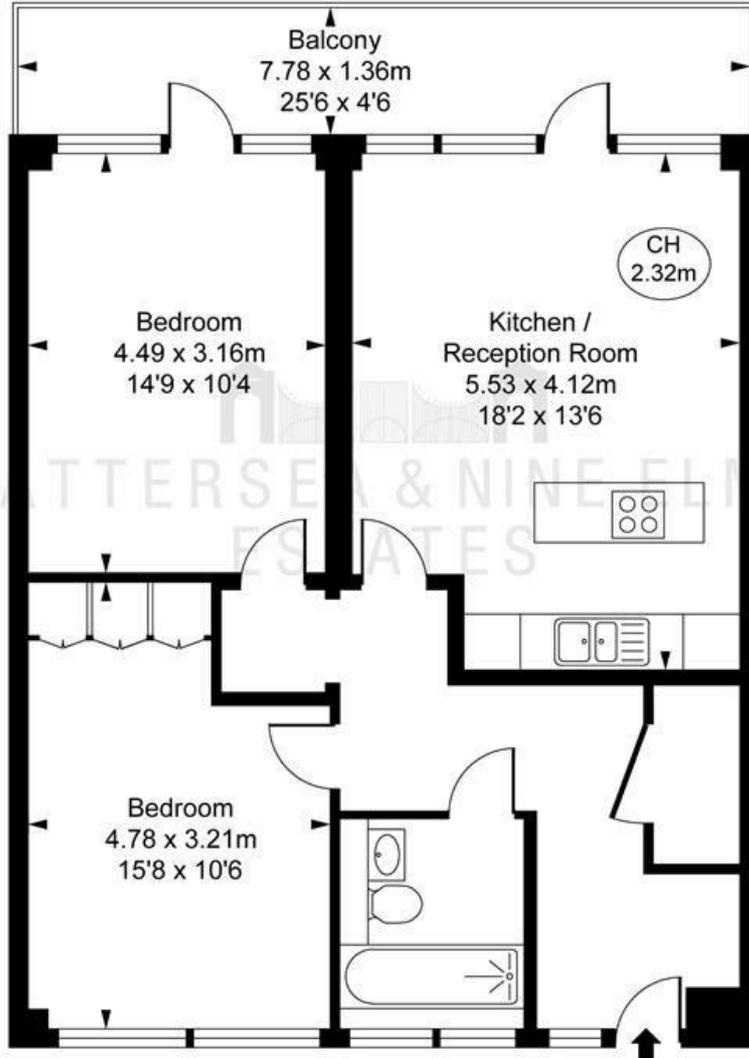




## Candlemakers Apartments, York Road, SW11

Approximate Gross Internal Area  
**70.46 sq m / 758 sq ft**

( CH = Ceiling Heights )



BATTERSEA & NINE ELMS  
ESTATES



This plan is not to scale. It is for guidance and not for valuation purposes.

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		81	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	