



ALEX BRITEZ CABRAL

exp<sup>®</sup> UK

@ alex.cabral@exp.uk.com

alexbritezcabral.exp.uk.com

07774 123 444

York Road, London, SW11

Guide Price £300,000 - £325,000

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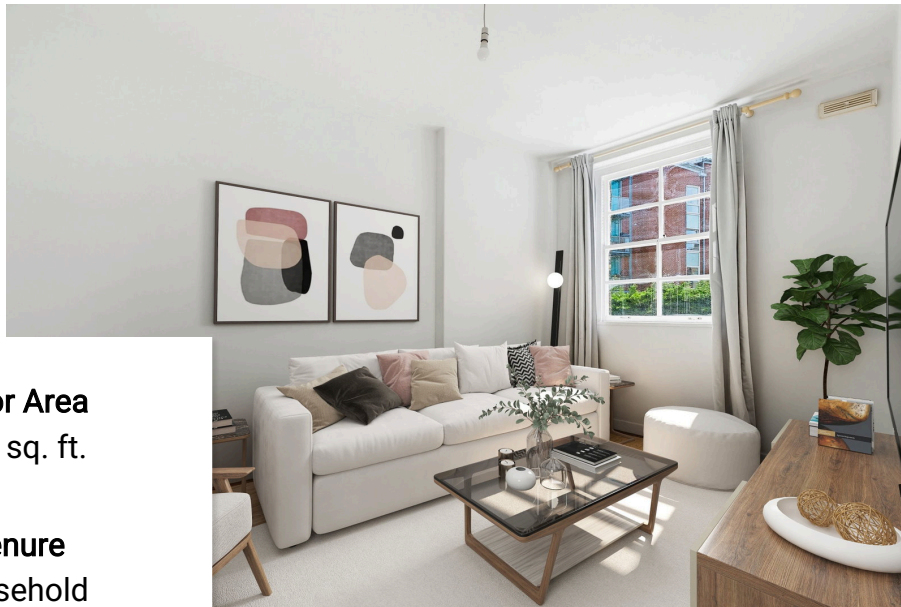


QUOTE AB0697

Guide Price - £300,000 - £325,000

A first floor one bedroom apartment featuring over 360 Sq Ft of living space within Chalmers House, situated on York Road. Arriving to market chain free, this property would make a perfect first time purchase. The flat also boasts access to a large communal roof terrace, on site residents gym, laundry facilities, and has off street parking. Wandsworth Town Station (Overground) and Clapham Junction Station (Overground) are both located less than a mile away, while the Thames Clipper river taxi can also be taken from Plantation Wharf. The green open space of Wandsworth Common are also close by.





**Floor Area**  
361 sq. ft.

**Tenure**  
Leasehold

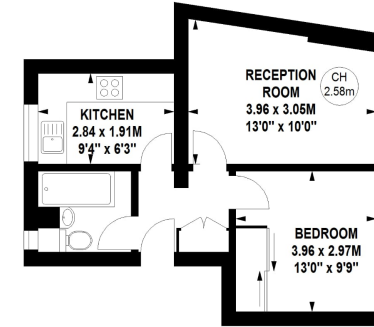
**Service Charge**  
£2162.66 per annum

**Ground Rent**  
£0 per annum



### Chalmers House, SW11

Approximate gross internal area  
33.54 sq m / 361 sq ft



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	