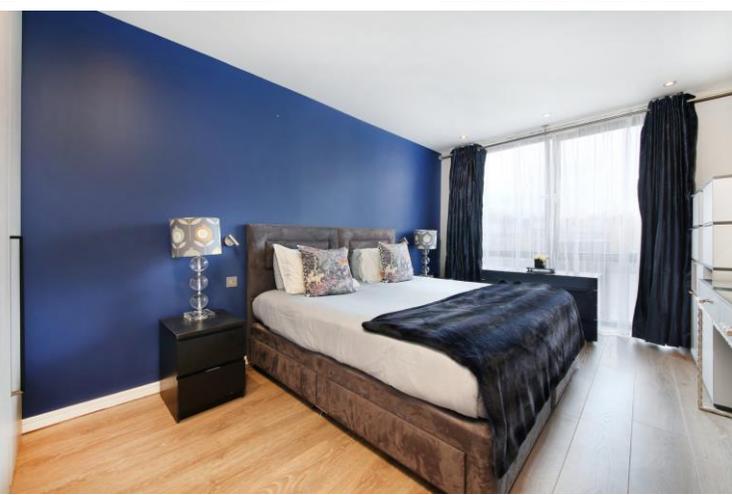




Yvon House  
Alexandra Avenue, SW11

CHESTERTONS





This bright and spacious apartment in Yvon House offers an excellent blend of practical living and entertaining space.

Located on the fourth floor the property comprises of a large open plan living room/ kitchen with plenty of space for a family dining table while still having another section of the room available as a dedicated seating area. The room is dual aspect with floor to ceiling windows letting in an abundance of natural light. The room is completed with access to the two north/west and east facing private balconies.

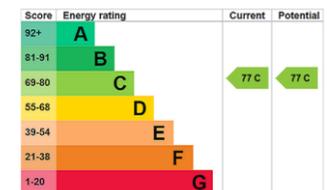
The two bedrooms are both well sized double rooms, the master benefits from a large and stylish ensuite bathroom complete with free standing bathtub and walk in shower. The second bedroom is served by a shower room that can be found off the hall way and also acts as a guest bathroom.

The development benefits from a 24 hour concierge and is excellently located only a few minutes walk from the near 200 acres of green space in Battersea Park. Transportation is close at hand with both Battersea Park and Queenstown Road rails stations in close proximity.

The modern commercial hub that is Battersea Power station is only 0.8 miles away with its shops, bars and restaurants as well as the Northern Line underground

- Two spacious Bedrooms
- 1123sq ft
- Two private balconies with great views
- High specification throughout
- Fantastic location close to Battersea Park
- Underground Allocated Parking and 24 hour concierge

Asking Price £1,000,000

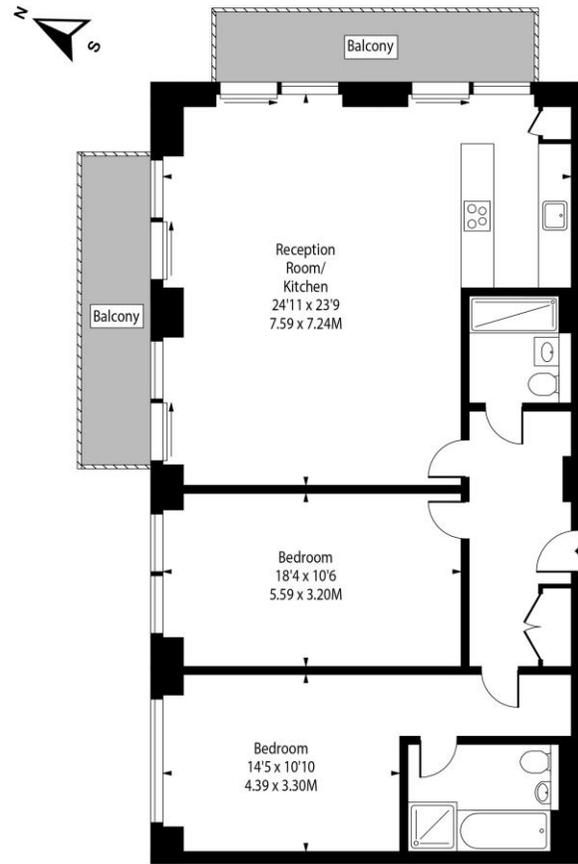


**Tenure:** Leasehold 110 years 9 months  
**Service Charge:** £5,982 per annum  
**Ground Rent:** £300 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** G

*Chestertons Battersea Park & Nine Elms Sales*

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## Yvon House, SW11



Fourth Floor

Approx Gross Internal Area **1123 Sq Ft - 104.34 Sq M**

Includes Limited Use Area - 18 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 53720



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