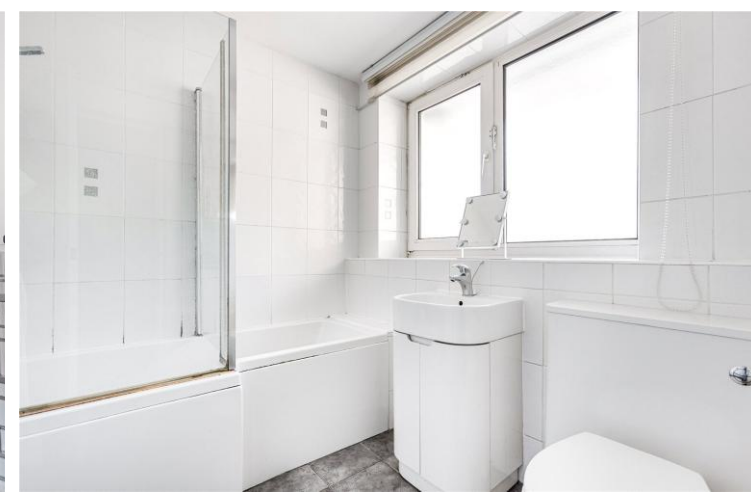




Blake House  
York Road, SW11

CHESTERTONS



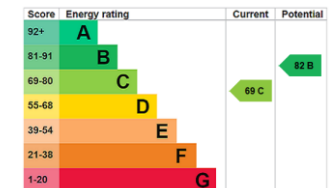


Extending to approximately 604 sq ft, the apartment offers bright and practical space throughout, comprising a spacious reception room with ample space for both seating and dining, a separate fitted kitchen, a generous principal bedroom with great storage, a second double bedroom and a family bathroom.

Blake House enjoys an enviable position on York Road, at the heart of Battersea. The area offers an exceptional selection of independent cafés, restaurants, bars and local shops, whilst the open green spaces of Battersea Park are within comfortable walking distance, providing over 200 acres of parkland, sports facilities and riverside walks. Clapham Junction Station is 0.6 miles away and providing access into London Victoria, London Waterloo and Gatwick Airport.

- Two bedroom apartment
- Separate kitchen
- 0.6 miles from Clapham Junction
- No Chain

Guide Price £375,000



**Tenure:** Leasehold 92 years 5 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** C

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

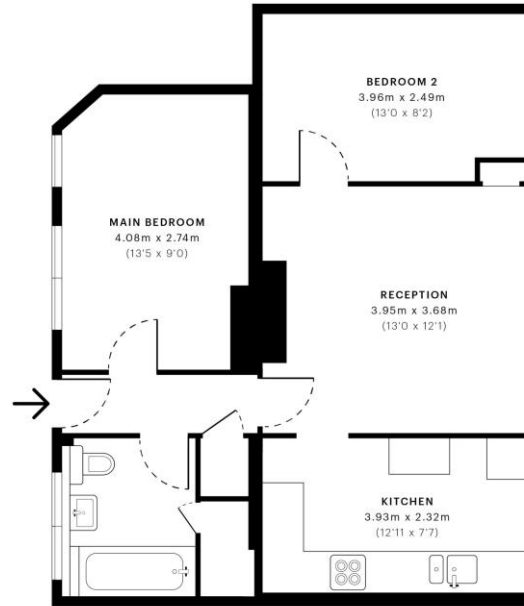


# Blake House, SW11

CAPTURE DATE: 07/07/2022    LASER SCAN POINTS: 23,987,013

GROSS INTERNAL AREA

56.14 sqm / 604.29 sqft



— Second Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
56.14 sqm / 604.29 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes sea rooms, restricted head height.  
52.57 sqm / 565.86 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m.  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 57.89 sqm / 623.12 sqft  
IPMS 3C RESIDENTIAL: 54.33 sqm / 584.80 sqft  
SPEC ID: 62c444d8caf5ad0dd0317ee

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