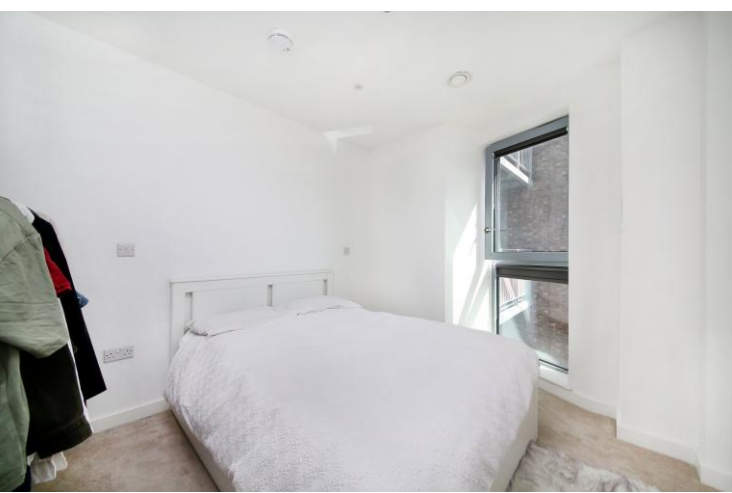




York Road
London, SW11

CHESTERTONS





This beautifully presented 656 sq ft apartment is situated on the second floor and offers bright, well-designed accommodation throughout.

At the heart of the property is a spacious open-plan reception room, seamlessly incorporating a stylish modern kitchen with ample space for both living and dining. Sliding doors open onto a Juliet balcony, while the opposite end of the room leads into a versatile winter garden, providing an additional space that could be used for a home office, reading area or simply somewhere to relax.

The principal bedroom is a generous double, complemented by a contemporary family bathroom. A large utility cupboard off the hallway provides excellent additional storage and practical convenience.

Ideally positioned on York Road, the apartment is moments from Battersea High Street and within easy walking distance of the expansive green spaces of Battersea Park. Clapham Junction station is approximately 0.6 miles away, offering excellent mainline rail connections across London and beyond.

An excellent opportunity to acquire a well-proportioned and thoughtfully designed apartment in a highly convenient Battersea location.

Available for sale on shared ownership with a 25% share.

- Shared ownership sale
- One bedroom
- Concierge
- Winter garden
- Communal roof terrace

Asking Price £118,750

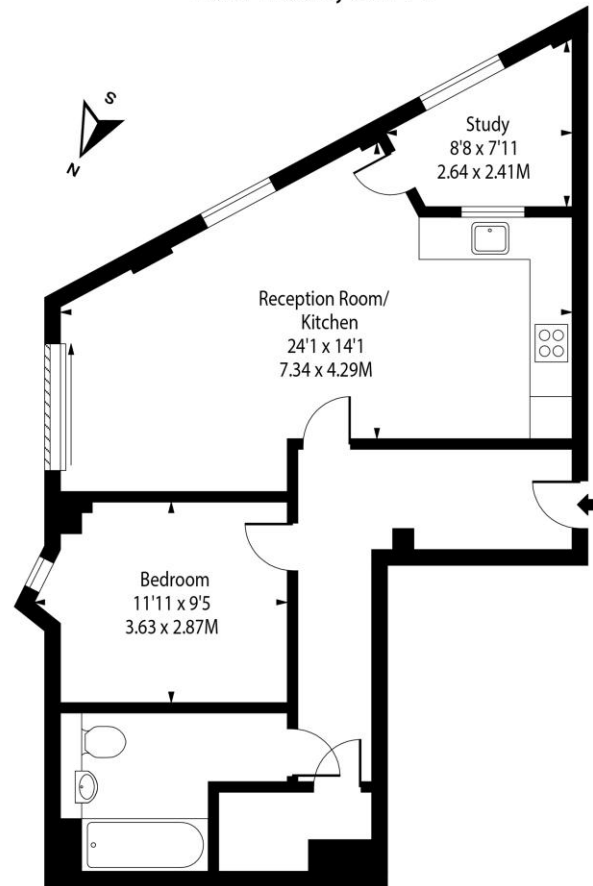
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 117 years
Service Charge: £2,736 Per Annum
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

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

York Road, SW11



Second Floor

Approx Gross Internal Area **656 Sq Ft - 60.94 Sq M**

Includes Limited Use Area - 13 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54949



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