



**BATTERSEA & NINE ELMS
ESTATES**

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Candlemakers Apartments, York Road

Asking Price £550,000

Situated within the historic Candlemakers Apartments, this bright and spacious two-bedroom apartment offers 781 sqft of well-appointed living. Overlooking the peaceful residents' courtyard, the open-plan living area and south-facing balcony provide an ideal setting for both relaxing and entertaining. Two generously proportioned double bedrooms offer comfortable accommodation, with plenty of space for guests or a dedicated home office.

Residents benefit the vibrant amenities of Clapham Junction nearby and excellent transport links all within walking distance, with Clapham Junction and Wandsworth Town stations offering swift access to Central London. Additional perks include secure entry, lift access, and an allocated parking space—an exceptional opportunity in the vibrant SW11 area.

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: B (Wandsworth Council)

Electricity supply – Mains | Heating - Gas Mains | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access |
Parking included

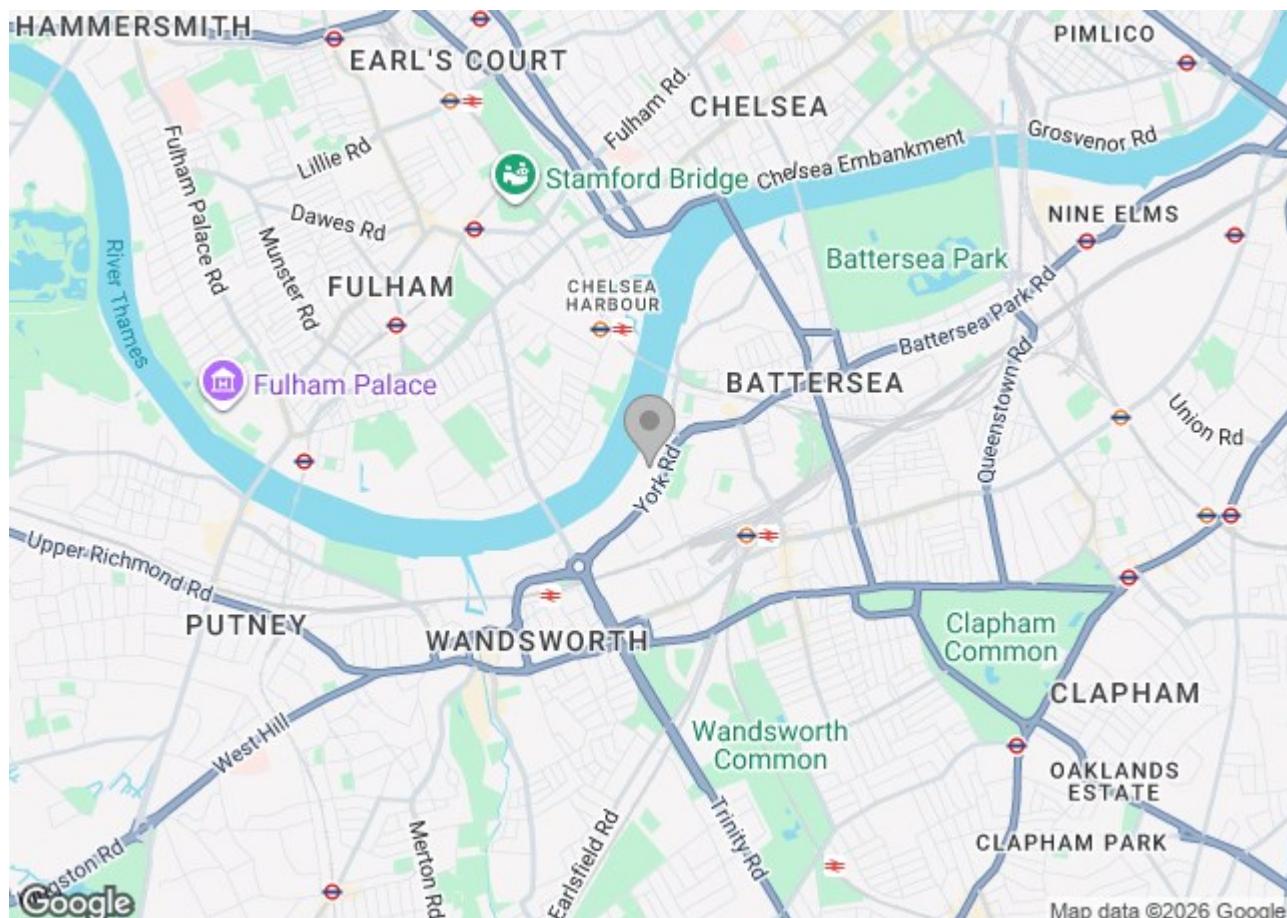
To check broadband and mobile phone coverage please visit Ofcom

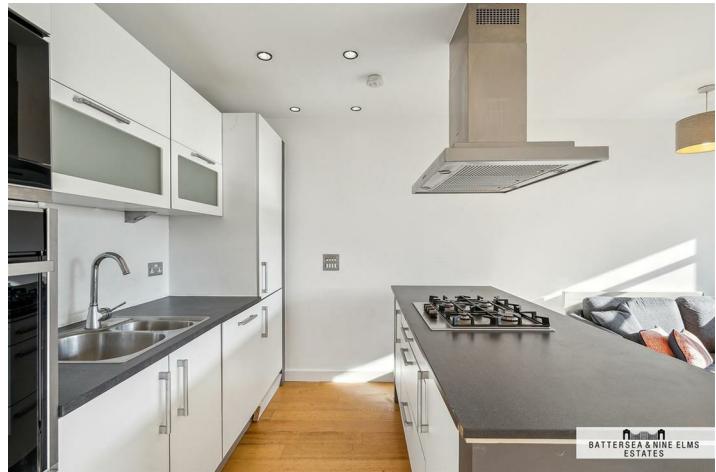
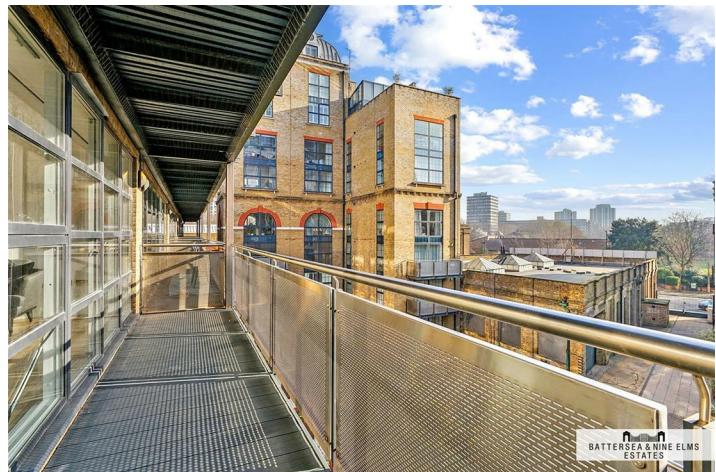
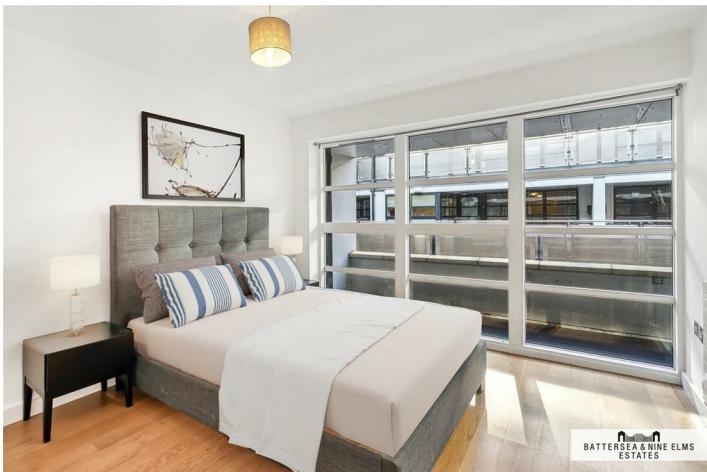
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

112 York Road London



- Two bedrooms
- One bathroom
- One balcony
- Close to transport links
- Residents parking available
- Secure development





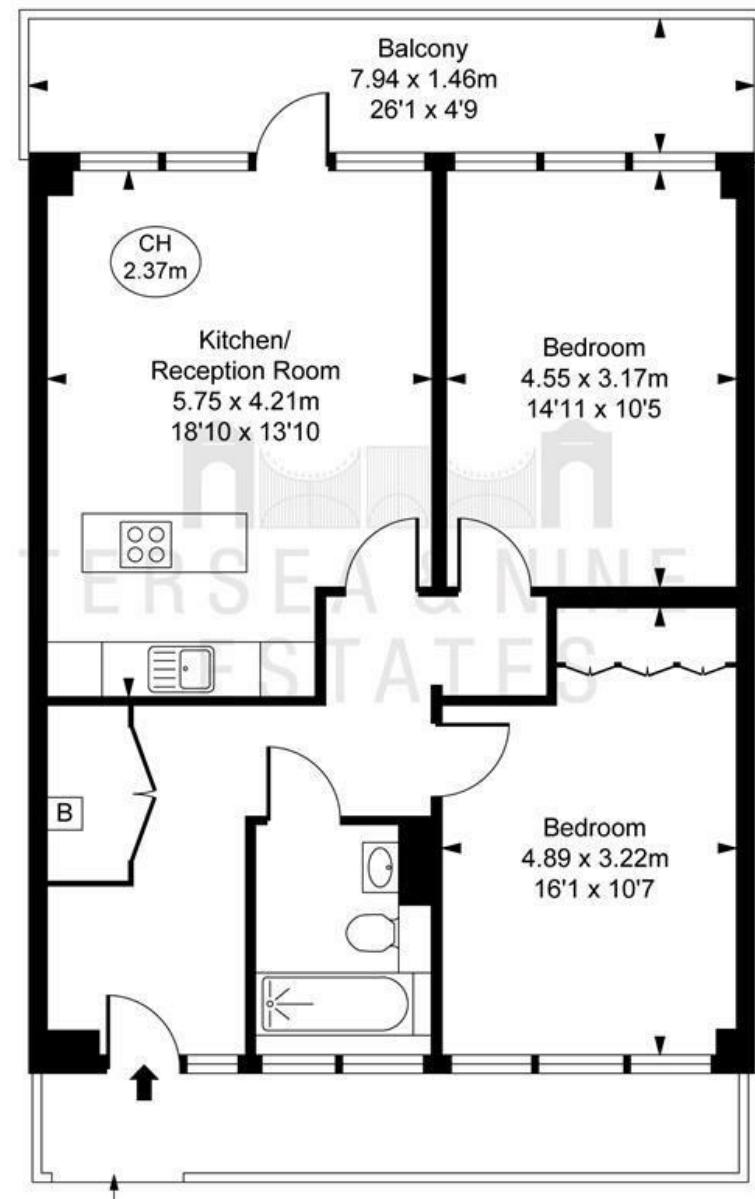
Candlemakers Apartments,

York Road, SW11

Approximate Gross Internal Area

72.53 sq m / 781 sq ft

(CH = Ceiling Heights)



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.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		