



Yvon House, Alexandra Avenue

Asking Price £1,100,000

Welcome to Yvon House, a modern apartment located on the desirable Alexandra Avenue. This stylish residence offers a perfect blend of comfort and contemporary living.

The apartment features a spacious reception, two well-proportioned bedrooms and two modern bathrooms, ensuring convenience for both residents and visitors alike. Additionally this property comes with two private balconies and one secure parking space.

Yvon House is situated in a vibrant area, offering easy access to local amenities, transport links, and green spaces. Whether you are looking to enjoy a leisurely stroll in the nearby parks or explore the local shops and cafes, this location has something for everyone. Leaseholders have acquired the right to manage this development.

Approx. 110 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask Agent
Service charge amount: approx.: Ask agent
Council tax band: G (Wandsworth Council)

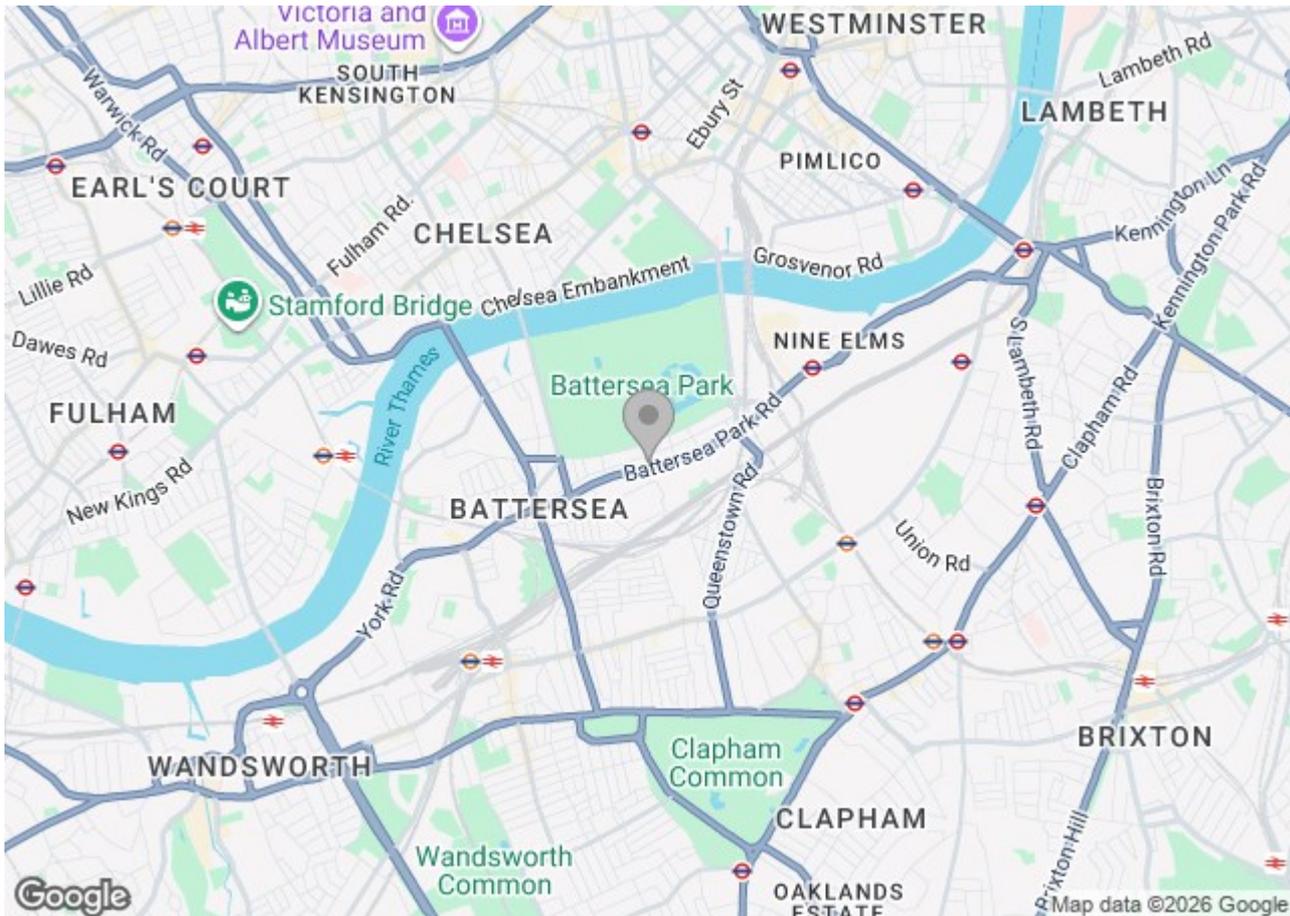
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Lift Access | Secure Parking

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

Alexandra Avenue London



- Two bedrooms
- Two bathrooms
- communal courtyard
- Lift Access
- Located close to Battersea Power Station
- Recently refurbished
- 24 hour Concierge
- Bike storage

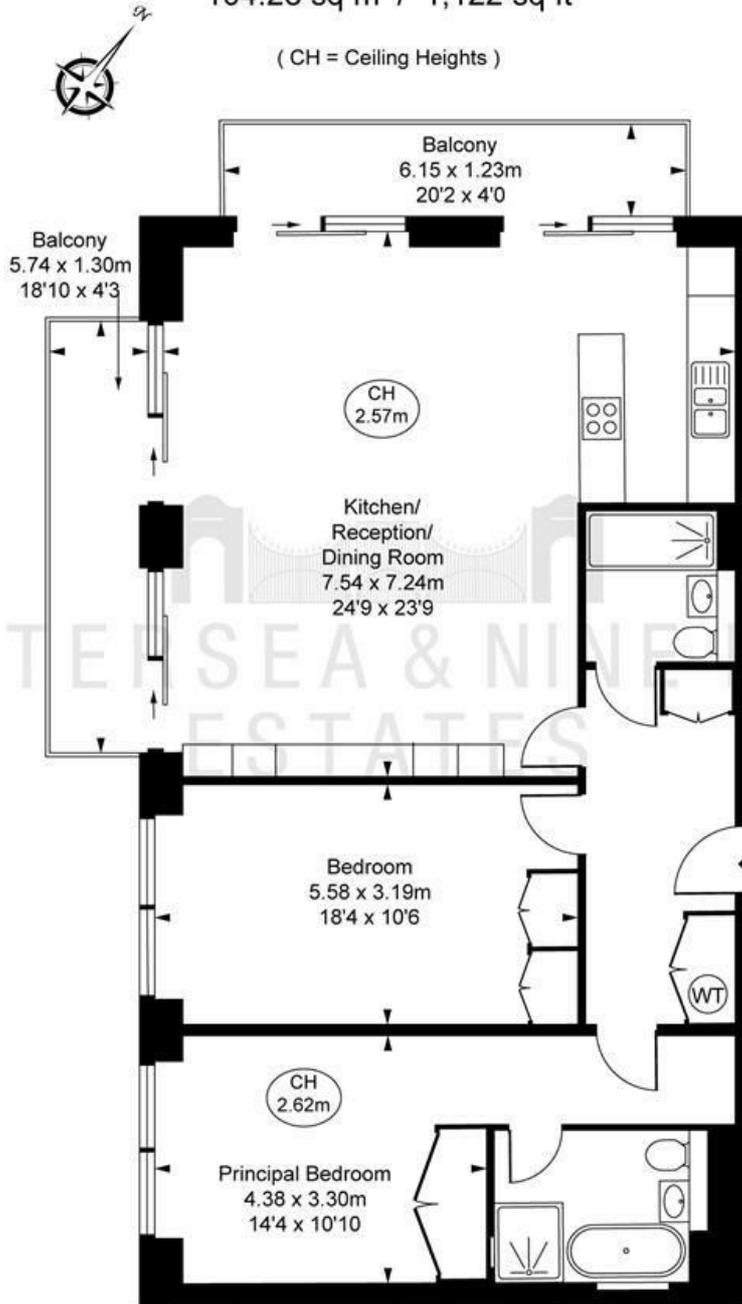




Floor Plan

Yvon House,
Alexandra Avenue, SW11
Approximate Gross Internal Area
104.28 sq m / 1,122 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 firm's 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		
(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		
(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	