



Coda Residences
6 York Place, SW11

CHESTERTONS





Set on the first floor of the prestigious Coda Residences in Battersea, this stunning two-bedroom apartment offers contemporary living with exceptional indoor and outdoor space.

The property features a bright and spacious open-plan reception area, ideal for both relaxing and entertaining, seamlessly flowing into a sleek, modern kitchen fitted with high-specification Siemens integrated appliances. Floor-to-ceiling windows flood the apartment with natural light, while underfloor heating and comfort cooling ensure year-round comfort. A standout feature is the impressive private terrace, unrivalled in size within the development, providing an excellent extension of the living space.

The principal bedroom is generously proportioned and benefits from built-in wardrobes and a luxurious en-suite shower room, complete with underfloor heating and a heated towel rail. The second bedroom is a well-sized double, complemented by a stylish family bathroom finished to a high standard.

Residents of Coda Residences enjoy an array of premium amenities, including a 24-hour concierge service with security, a fully equipped fitness suite, residents' lounge, and a private dining room.

Ideally positioned along the Thames Path, the apartment offers immediate access to scenic riverside walks, as well as a variety of excellent restaurants and bars nearby. Clapham Junction and Wandsworth Town stations are both within a 10-minute walk, providing convenient transport links, while the River Bus from St Mary's Pier offers swift connections to the City and West End.

- Two bedrooms
- 801sq ft
- Large private terrace
- Two bathrooms
- Chain free

Asking Price £790,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 993 years 11 months

Service Charge: £6,700 Per Annum

Ground Rent: £475 Per Annum

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

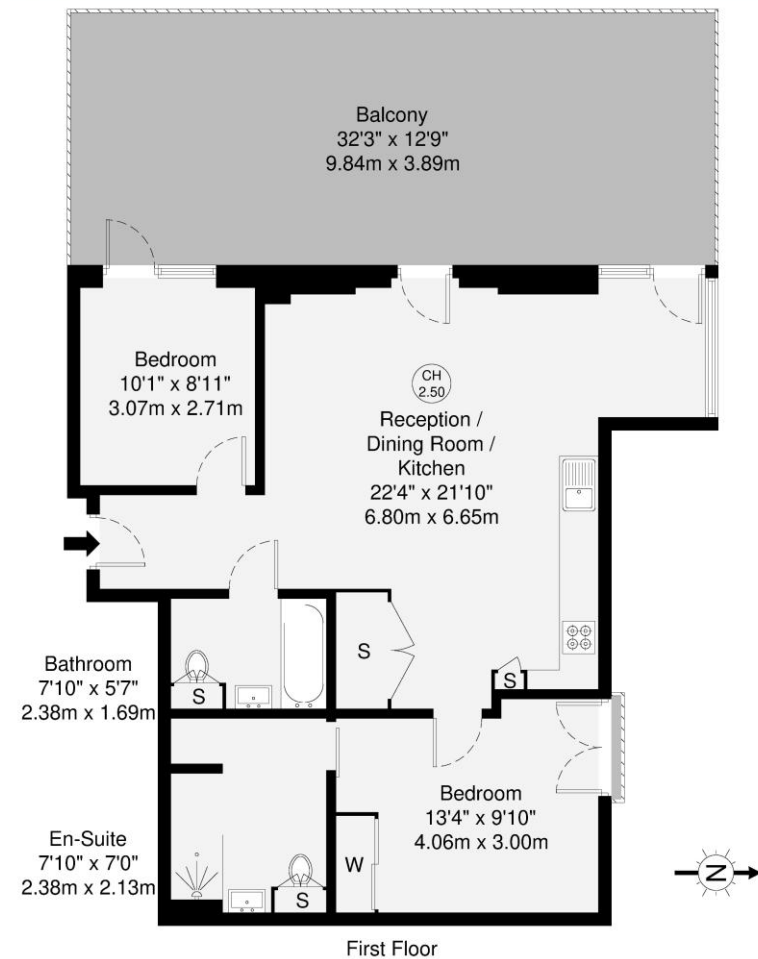
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GROSS INTERNAL AREA (GIA)
The footprint of the property
74.5 sq m / 801 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3 sq m / 32 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
38.3 sq m / 412 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

