

# Lugus HOMES



## Burridge Gardens, Clapham Junction

Asking price £497,500



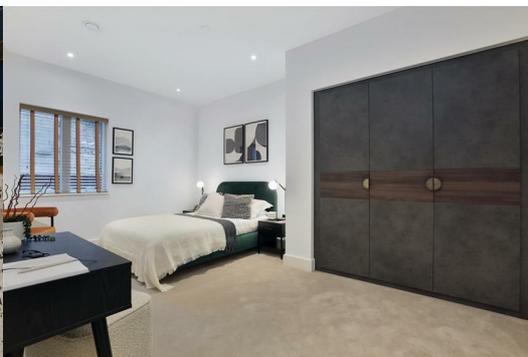
This first-floor, west-facing apartment extends to approximately 539 sq ft and benefits from a private balcony, providing excellent afternoon and evening light.

The apartment forms part of One Clapham Junction, a high-quality residential development ideally located moments from Clapham Junction Station and the River Thames, and set between Clapham Common and Wandsworth Common.

Residents enjoy access to a 24-hour concierge, landscaped courtyard gardens and a fitness suite with Peloton facilities.

Built by Mount Anvil, One Clapham Junction is superbly connected, with Clapham Junction Station offering fast services to Victoria (6 minutes), Waterloo, Canary Wharf, King's Cross and Gatwick Airport. Wimbledon and Richmond are just two stops away.

Surrounded by excellent restaurants, cafés and shops, the area also offers easy access to Chelsea and Fulham via Battersea Bridge.



# Area Map



# Floor Plans

**ONE CLAPHAM JUNCTION**  
LONDON

**ONE BEDROOM**  
3D.00.01

<b>TOTAL AREA</b>	63.72 sq m	686 sq ft	<b>FLOOR PLATE 3D</b>	<b>GROUND LEVEL</b>
Kitchen	3.73 x 4.25m	12'3" x 13'11"		
Living/Dining	3.78 x 4.07m	12'5" x 13'4"		
Bedroom	3.25 x 4.93m	10'8" x 16'2"		
Internal Area	63.3 sq m	679 sq ft	<b>SITE MAP</b>	
Terrace	7.31 x 1.45m	24'0" x 4'9"		
External Area	10.65 sq m	115 sq ft		

**Creators**

One Clapham Junction apartments shown here are for illustrative purposes only. Exact layout and sizes of apartments and balconies may vary. All measurements are for approximate purposes only. As a result, variations may be at a different scale to others before this brochure.

# Energy Efficiency Graph

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

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.

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