

70 York Road | Battersea, SW11



**Offers In Excess Of £600,000**  
**Leasehold**

- Stunning Modern Apartment • 2 Double Bedrooms • Bathroom and Ensuite Shower Room • 28ft Open Plan Reception Room and Kitchen • UnderFloor Heating • Private Balcony • Concierge Service • Residents Roof Terrace • Lease 996 Years • Close to Clapham Junction

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Beautifully presented high spec 2 bedroom, 2 bathroom apartment in new build block located close to the Thames, a short walk from Clapham Junction.

The 757 sq ft accommodation comprises superb open plan 28ft reception room and fully integrated kitchen with ample dining space, 2 double bedrooms, one ensuite shower room and family bathroom.

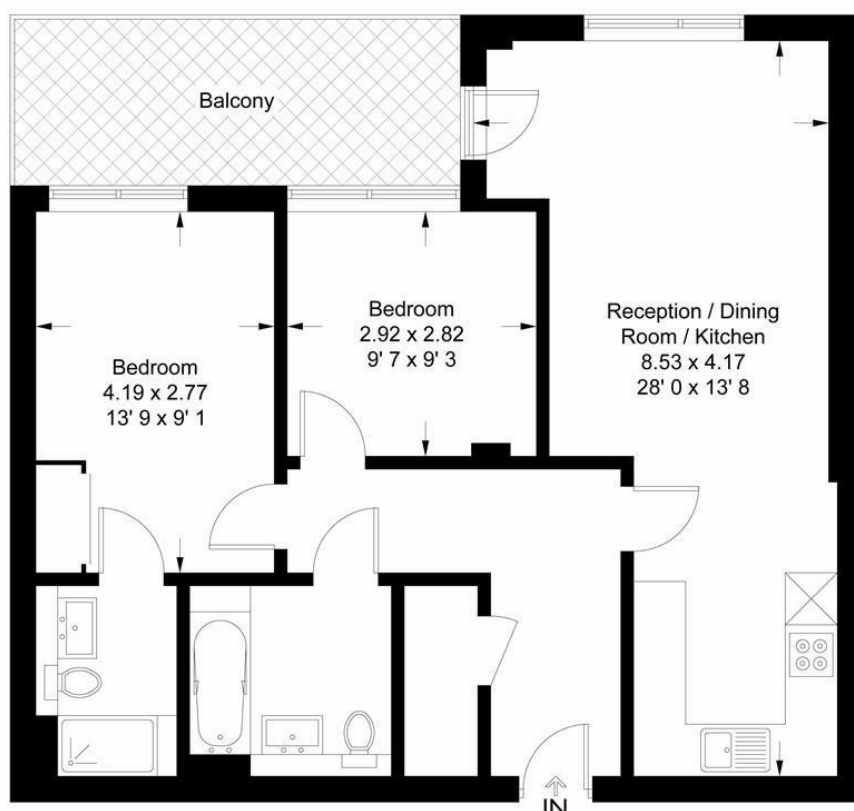
Has wooden flooring, underfloor heating, good storage space and masses of natural light. The development has a concierge service and residents' roof terrace.

Situated a short walk from Clapham Junction Station providing direct trains into Victoria and Waterloo and there are good bus services into the West End and the City. Great choice of local shops, bars, restaurants and coffee shops.

Wandsworth Council Tax Band E. Lease 996 years, Service Charge is £2,676/annum with £350/annum ground rent. Ideal first time buy or would suit young family. Available with no chain

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Approximate Gross Internal Area = 757 sq ft / 70.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   | 85      | 85        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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