



## One Clapham, SW11

£493,000

A studio apartment with private outside space. Created with care and a focus on wellness, residents benefit from sun decks, 24 Hour Concierge and a Peloton Hub. There are secure underground parking spaces available subject to separate negotiation.

**\*\*Please note - Whilst every effort has been made to accurately portray the development, CGI images have been used, alongside indicative floorplans produced from the planning documents.\*\***

Located a very short walk away from Clapham Junction Station, there is direct access into London Victoria & London Bridge. There is plenty of open spaces nearby such as Battersea Park, Wandsworth Common and Clapham Common. St Johns Hill is home to the exciting Battersea Power Station offering different shops and restaurants catered to every need!

### Features

- Studio Apartment
- 10 Year Warranty
- 24 Hour Concierge
- Peloton Hub
- Cycle Storage
- Sun Terrace
- Woodland Garden

# One Clapham, Battersea, SW11

**ONE  
CLAPHAM  
JUNCTION** LONDON

**STUDIO**

3D.00.05



TOTAL AREA	51.39 sq m	553 sq ft
Kitchen	3.40 x 1.84m	11'2" x 6'0"
Living/Dining	2.54 x 5.58m	8'4" x 18'4"
Bedroom	2.50 x 4.86m	8'2" x 15'11"
Internal Area	45.6 sq m	491 sq ft
Terrace	4.02 x 1.43m	13'3" x 4'9"
External Area	5.79 sq m	62 sq ft

FLOOR PLATE 3D



GROUND LEVEL



SITE MAP



Created by

**Mount Anvil**,  
better London living

**Peabody**

One Clapham Junction apartments shown here are for approximate measurements only. Exact layout and sizes of apartments and balcony or terrace detail may vary. All measurements may vary within a tolerance of 5%. Please note: to increase legibility these plans have been sized to fit the page. As a result, each plan may be at a different scale to others within this brochure.

# Dexters

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**RICS** Regulated  
Estate Agent  
and Letting Agent

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