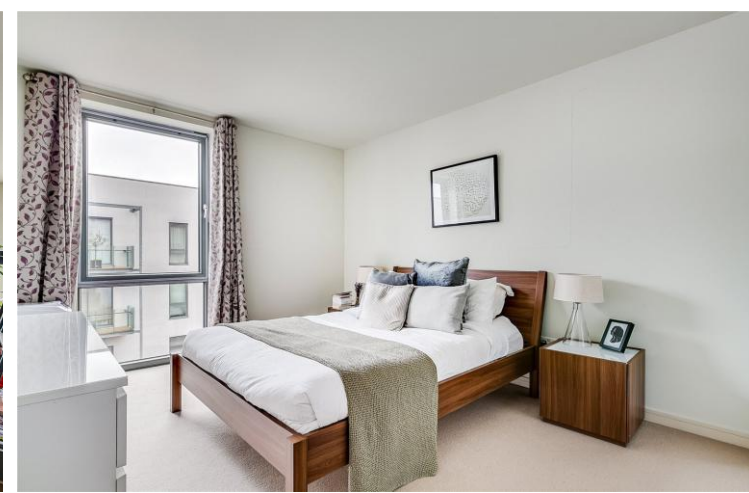




Yvon House  
Alexandra Avenue, SW11

CHESTERTONS





A well-proportioned two-bedroom, two-bathroom apartment benefiting from modern open plan kitchen reception, spacious double bedrooms with built in storage, a private balcony and two bathrooms (one is ensuite).

The apartment is presented in excellent condition and is situated on the second floor of a gated development with concierge. It is offered furnished, underground parking is included in the monthly rent.

Superb location, right next to the green spaces of Battersea Park, Yvon House is close to the local shops and eateries of Battersea Park Road, furthermore it is a short walking distance from Battersea Power Station which offers a variety of shopping, food and entertainment options.

In terms of transport, you have Battersea Power Station (Northern line tube), Battersea Park (Train) and Clapham Junction (BR Mainline) available.

- Beautifully presented contemporary apartment
- 2 bedrooms and 2 Bathrooms
- Balcony
- Underground Parking & concierge
- Moments from Battersea Park

### £2,900 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		
69-81	C	79	81
55-69	D		
39-55	E		
21-39	F		
1-21	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Minimum Term:** 12 months  
**Deposit Required:** £3,346.15  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** C  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
[batterseapark@chestertons.co.uk](mailto:batterseapark@chestertons.co.uk)  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

# Yvon House, SW11

Approximate gross internal area

77.76 sq m / 837 sq ft

Key :  
CH - Ceiling Height



## Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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