



**York Road, Wandsworth, London, SW11**

**Guide Price: £450,000**

*Leasehold*

# York Road, Wandsworth, London, SW11

The apartment features a spacious reception room with a modern open-plan feel, a generous double bedroom and a stylish bathroom finished to a high standard. There is an enclosed winter balcony, which can be accessed from both the living room and the bedroom, creating a versatile additional space ideal for relaxing or working from home.

The apartment further benefits from underfloor heating, excellent built-in storage, lift access to the sixth floor, and secure communal bicycle storage for residents.

Ideally positioned in a sought-after riverside location, the development is within easy reach of the Thames and nearby green spaces, as well as the wide selection of shops, cafés and amenities found around Battersea and Clapham Junction. Excellent transport links are available from Clapham Junction Station, providing convenient access across London.

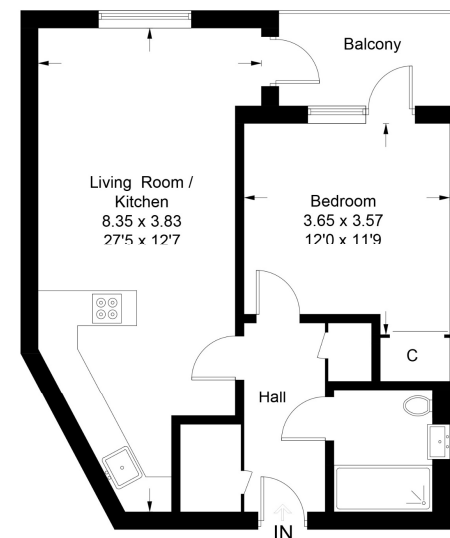
Council Tax Band:

Service Charge (per annum): £3,250.00

Ground rent (per annum): £250.00

- Leasehold
- Spacious one double bedroom apartment
- Modern bathroom suite
- Bright reception room
- Desirable south-east facing aspect
- Enclosed winter balcony
- Situated on the 6th floor with lift access
- Secure communal

York Road, SW11



Approximate Gross Internal Area = 52.2 sq m / 562 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1280451)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## EO Estate Agents - EO Estate Agents - Battersea Office

Penhurst House  
 352-356 Battersea Park Road  
 Battersea Park  
 London  
 SW11 3BY

T: 020 3633 8911  
 E: info@eostateagents.co.uk  
<https://eostateagents.co.uk/>

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.