



JAMES  
ANDERSON



## TO LET

York Road, Battersea, SW11

**£2,650 PCM**

PCM

An immaculately presented, bright and spacious two-bedroom apartment set within a popular modern, well-located development. Situated on the sixth floor of a new build development, the property boasts an open plan reception area that seamlessly combines space for dining and relaxation, all while providing access to a winter balcony.

The flat features two well-appointed bedrooms, with the primary suite including an en-suite bathroom, ensuring comfort and privacy for residents. With a total of two bathrooms, this property is designed to accommodate both family living and guests with ease.

With the River Thames and Battersea embankment being a stones throw away the property offers a perfect balance of urban convenience and natural beauty.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC B / Council Tax Band F / Holding Deposit £611.53



Clapham Junction Station



Thames Christian School



Winter Balcony



Furnished



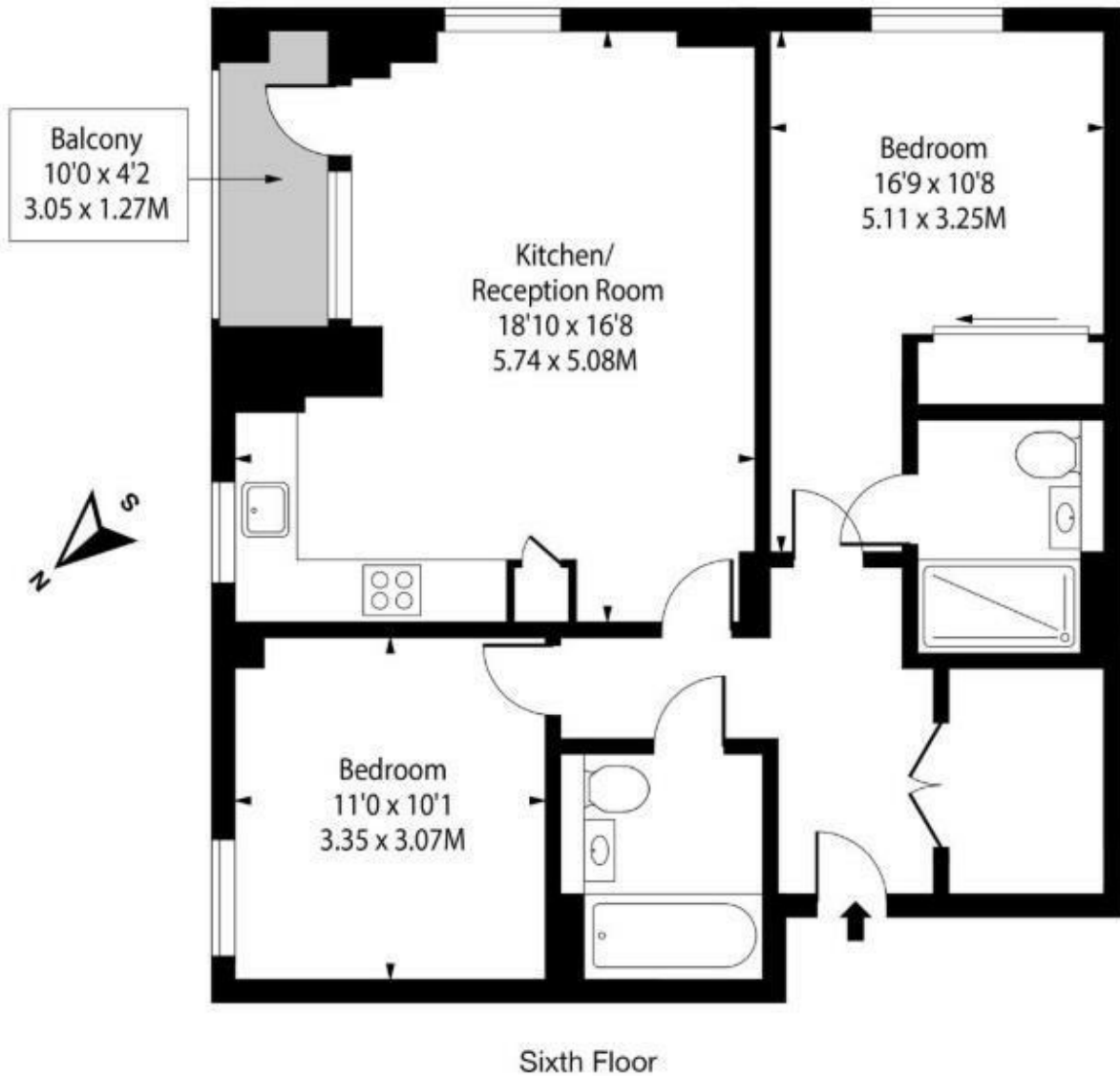
Minimum Term 12 Months / Deposit £3,057.69



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Wilson House, SW11



Approx Gross Internal Area

**773 Sq Ft - 71.81 Sq M**

Includes Limited Use Area - 18 Sq Ft

Drawn in accordance with IPMS 3B: Residential

Illustration For Identification Purposes Only - Not to Scale

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
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