



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

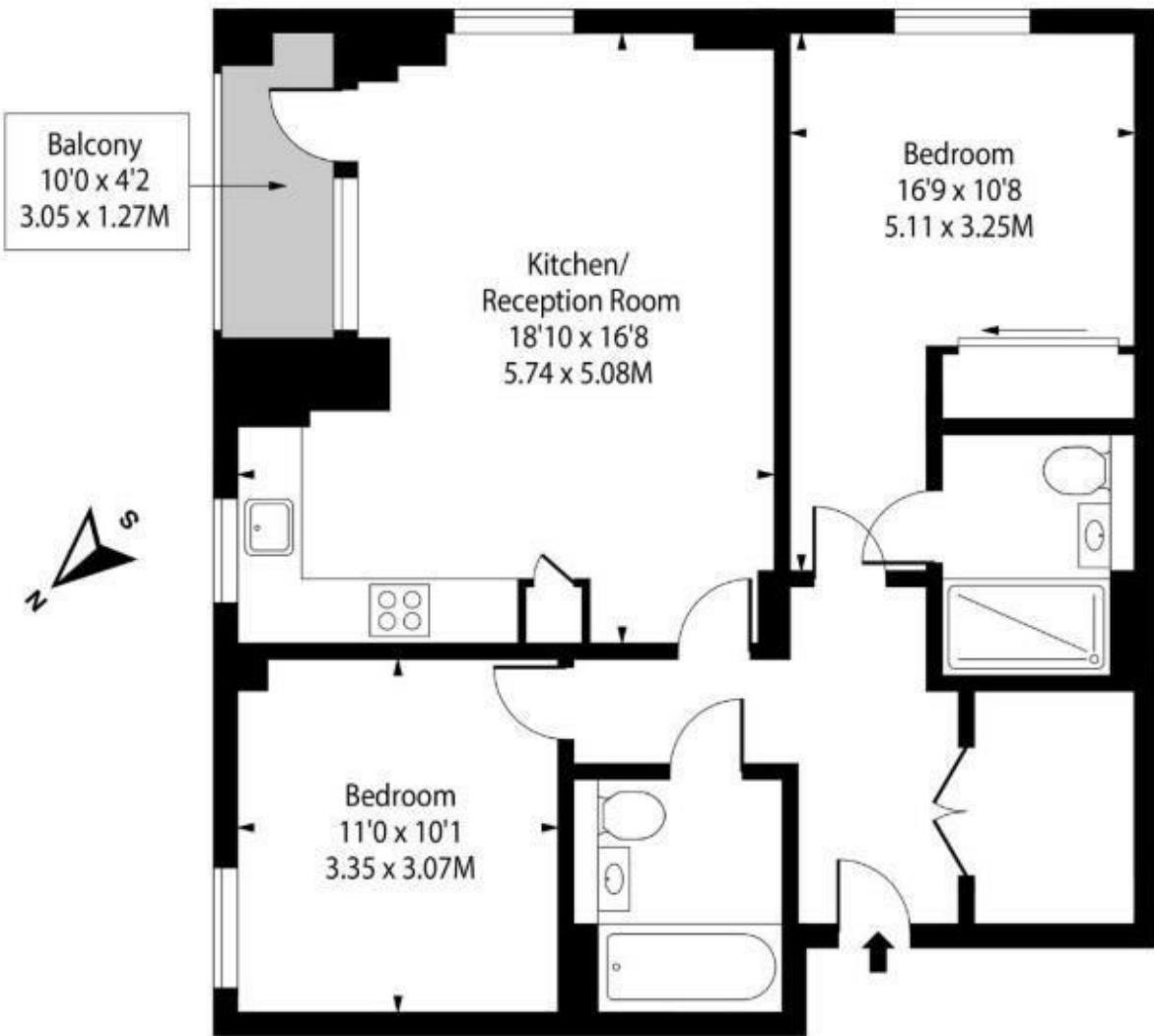
Minimum Term 12 Months / Deposit £3,057.69



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

0208 785 4400

Wilson House, SW11



Sixth Floor

Approx Gross Internal Area

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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773 Sq Ft - 71.81 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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