



# Sesame Apartments, Holman Road, Battersea, SW11

Asking Price: £425,000

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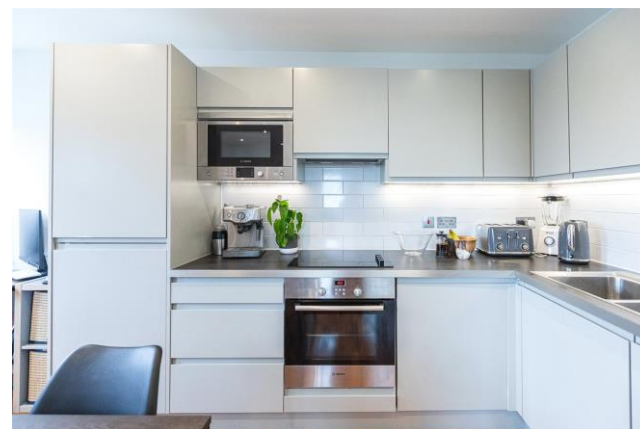
# Sesame Apartments, Holman Road, Battersea, SW11

 1 Bedroom  1 Bathroom  Leasehold

Situated on the fourth floor of Sesame Apartments is this luxurious, dual-aspect, one bedroom apartment. Spanning approximately 536 square feet, this exceptional apartment comprises a spacious open-plan reception with a fully fitted kitchen area with integrated appliances, a large bedroom with built-in wardrobes, and a contemporary bathroom. Additional benefits include ample storage, wooden flooring and underfloor heating.

Sesame Apartment has a 24-hour concierge service, a communal landscaped roof terrace and is within a short walk to the River Thames and Battersea Square.

Transport Links include- Clapham Junction Station, 0.6 miles and Wandsworth Town Station, 0.8 miles.





## Property Features:

- One Bedroom
- One Bathroom
- Fourth Floor
- 536 Square Feet (Approx.)
- Underfloor Heating
- 24 Hour Concierge
- Communal Landscaped Roof Terrace
- Clapham Junction Underground Station (Zone 2)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 25/03/3013 Approximately 987 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 25 years Next: 2039
Service Charge:	£3,280.76 (per annum) to March 2026
Anticipated Rent:	£2,100.00 pcm Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: CHD220002

T: 020 3282 3700

E: [imperialwharf.sales@benhams.com](mailto:imperialwharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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