



Sesame Apartments, Holman Road, Battersea, SW11

Asking Price: £550,000

Benham
& Reeves

Holman Road, Battersea, London, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

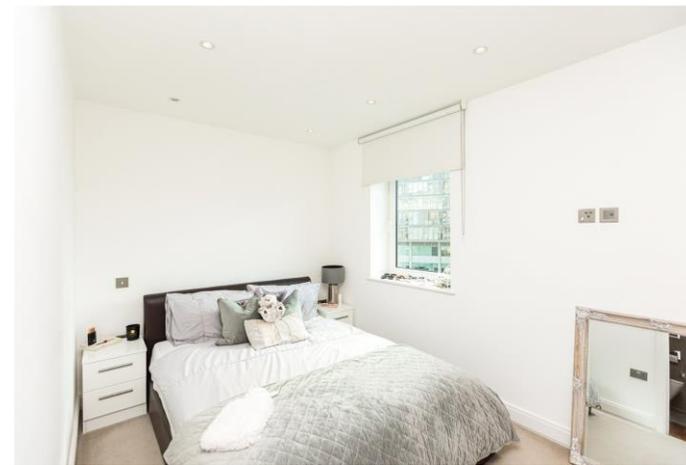
Situated on the fifth floor of Sesame Apartments is this luxurious dual aspect, one bedroom apartment. Spanning an approximate 536 square feet, this exceptional apartment comprises a spacious open-plan reception room with a fully fitted kitchen area with integrated appliances, a large bedroom with built-in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

Sesame Apartments 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
- Fifth 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

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Tenure: Leasehold
Expires 25/03/2013
990 Years and 9 Months Remaining

Ground Rent: £300 (per annum)
Review Period: 25 years
Next Review: 2039

Service Charge: £2,482.74 (per annum. Approx.) for the year 2023

Viewings:

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

Our reference: CHD220003

T: 020 3282 3700

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W: www.benhams.com

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