



Viridis Apartments, Monarch Square, Wandsworth, SW11

Asking Price: £550,000

Benham
& Reeves

Viridis Apartments, Monarch Square, Wandsworth, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A fabulous one bedroom, one bathroom flat set in the brand new One Clapham Junction development. Spanning 546 square feet (approximately), the property is well proportioned with its square-shaped layout, allowing maximum use of the space. The kitchen includes fully fitted appliances, and the open-plan living room provides plenty of space for dining and hosting. The living room also paves the way to your private patio and has floor-to-ceiling windows. The bedroom includes built-in wardrobes, and you have a fully tiled three-piece, en-suite bathroom. Additionally, there is a utility cupboard providing useful storage space.

One Clapham Junction offers a 24-hour concierge and a fitness Studio. It is close to the wonderful facilities on Wandsworth Common and the excellent shops, wine bars and restaurants on both St John's Hill and Northcote Road. Wandsworth Common is a fantastic open space offering a selection of leisure activities, including tennis courts, a bowls club, children's playgrounds and a café. There is also an excellent choice of schools in the area.

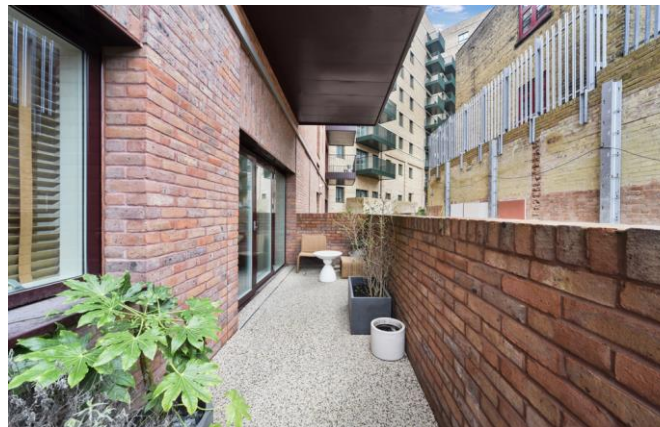
The development is moments away from Clapham Junction station, which serves Victoria in seven minutes and Waterloo in 11 minutes. It also runs Overground services to Peckham and south-east London in one direction and Kensington and West London in the other.





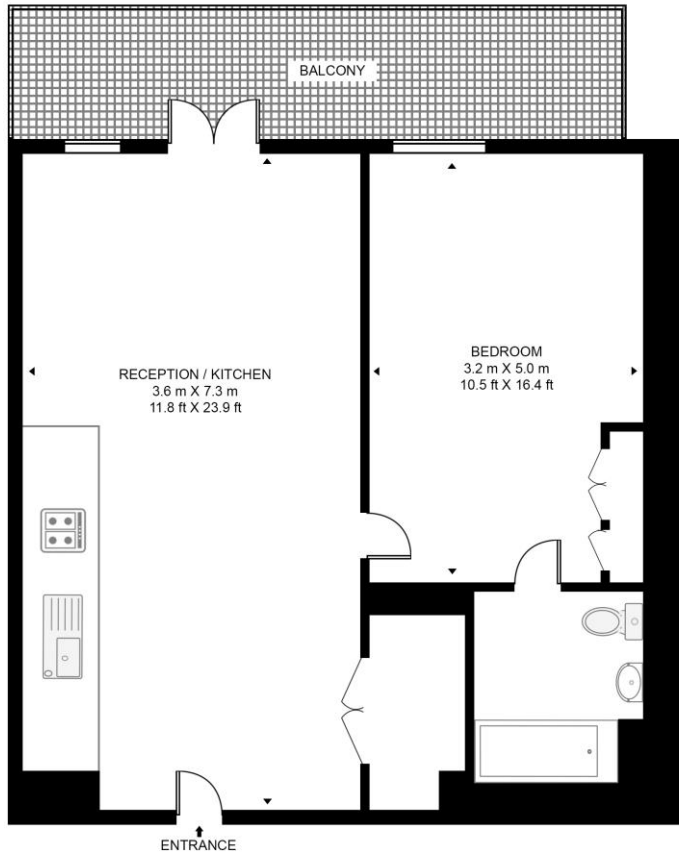
Property Features:

- One Bedroom
- One Bathroom
- Ground Floor
- 546 Square Feet (Approx.)
- Private East-Facing Patio
- 24 Hour Concierge
- Residents' Peloton Hub & Courtyard Garden
- Clapham Junction National Rail Station



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VIRIDIS APARTMENTS, 1 MONARCH SQUARE
 APPROXIMATE GROSS INTERNAL FLOOR AREA 546 SQ.FT (50.7 SQ.M)



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 13/12/3022 Approximately 996 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,457.00 (per annum) estimated for the year 2026
Anticipated Rent:	£2,700.00 pcm Approx. 5.9% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN260048

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