



The Arrival, One Clapham Junction, SW11

Asking Price: £735,000

 Benham
& Reeves

The Arrival, One Clapham Junction, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Photos for reference only

Completing Q3/4 2026 and situated on the seventh floor, this prestigious apartment comprises an open-plan kitchen with Siemens appliances, floor-to-ceiling windows with access to a private south-east facing balcony. There is a principal bedroom with a built-in wardrobe and an en-suite shower room, one further double bedroom and a family bathroom. Other benefits include under-floor heating, storage and upgraded wooden flooring throughout.

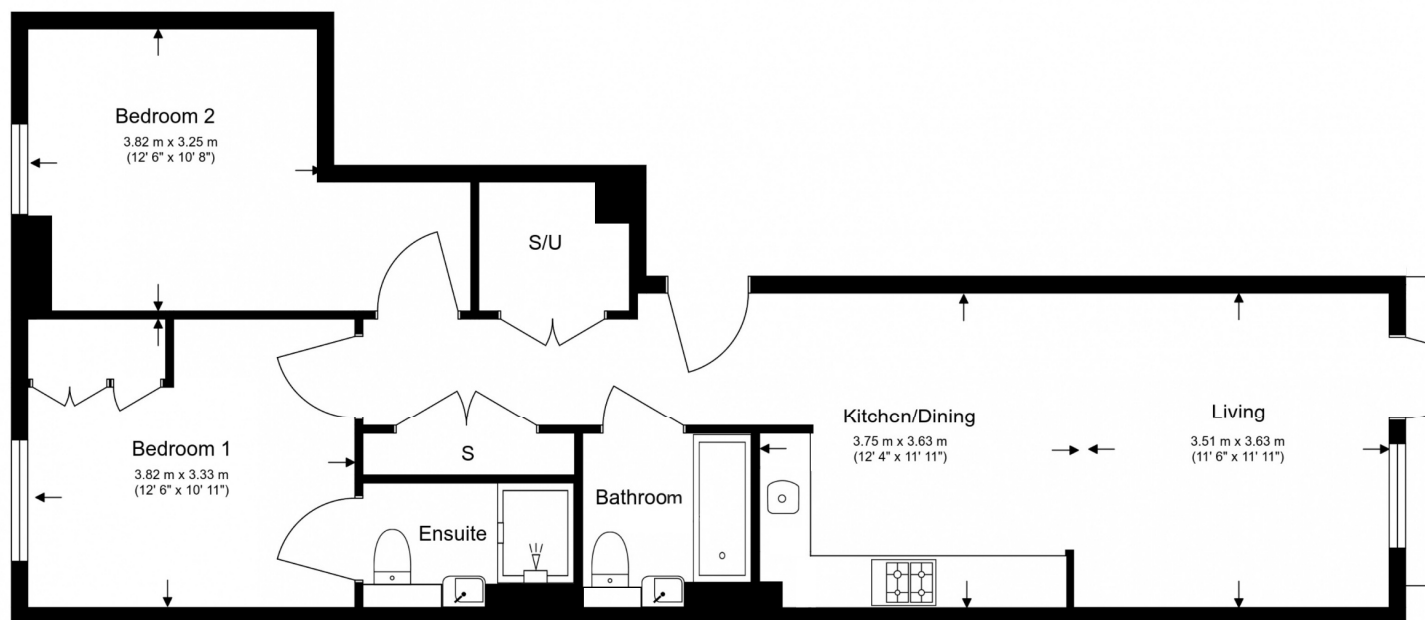
The Arrival is part of Mount Anvil development One Clapham Junction and includes a collection of 116 one and two bedroom apartments built over 11 storeys, set just a minute from Clapham Junction station and moments from the River Thames. This collection of apartments is designed by award-winning architects and designers. The Arrival is the final phase, offering a prime position within One Clapham Junction. Residents benefit from exclusive access to amenities including a 24-hour concierge, light and airy Peloton hub, sun decks and lawns to wooded walks. There is plenty of space to rest and relax, including the sunny south-facing courtyard garden.

Property Features:

- Completion Q3/4 2026
- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- 782 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- Residents Peloton Hub & Courtyard Garden
- Clapham Junction National Rail Station



Total Gross Internal Area
72.7 Sq/m - 782 Sq/ft



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.

The Arrival, One Clapham Junction, SW11

Terms & Conditions:

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

Asking Price:	£735,000
Tenure:	Leasehold Expires 20/09/2022 Approximately 997 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,027.00 (per annum) (£5.15 per sq ft) to completion
Anticipated Rent:	£3,000.00 pcm Approx. 4.9 % Yield

Viewings:

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

Our reference: ACC240057

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

