



Gwynne Road, Clapham Junction, SW11

Asking Price: £400,000

 Benham
& Reeves

Gwynne Road, Clapham Junction, SW11

 2 Bedroom (s)  1 Bathroom  Leasehold

With Parking

This two-bedroom one-bathroom apartment is beautifully presented throughout, offering light and spacious living in a modern building. The apartment comprises an open-plan kitchen/dining/reception room that opens out onto the spacious balcony. The principal double bedroom has built-in wardrobes, there is an additional bedroom/study, a family bathroom, and an underground parking space.

The property is ideally situated to benefit from the wide open spaces of Battersea Park, the river, and the King's Road in Chelsea, over Battersea Bridge. There are shops and wine bars nearby on the charmingly cobbled Battersea Square, on Battersea Park Road and the attractive Northcote Road.

Excellent transport links are available from Clapham Junction Mainline train station with direct routes to either Victoria or Waterloo, and a variety of good bus routes locally.



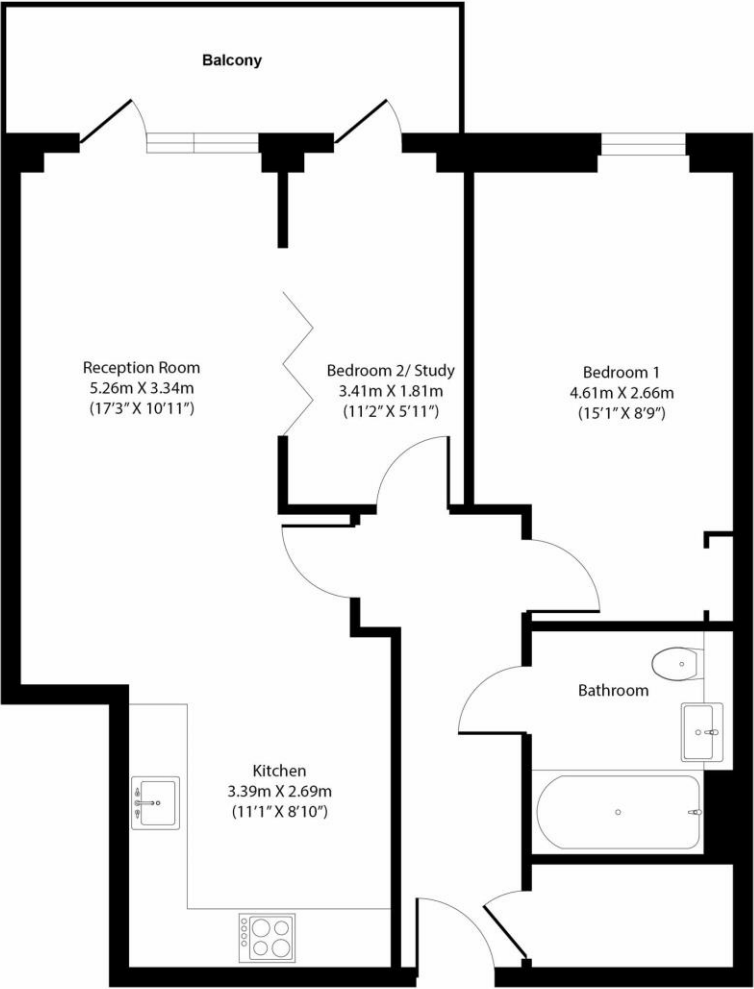


Property Features:

- Two Bedrooms
- One Bathroom
- 615 Square Feet Approx.
- 5th Floor
- Private balcony
- Clapham Junction (National Rail, Zone 2)



Fifth Floor
 Total Gross Internal Area
 57.1 Sq/m - 615 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 31/12/3008 Approximately 983 Years Remaining
Ground Rent:	£701.48 (per annum) for the year 2025
Service Charge:	£1,497.96 (per annum) for the year 2025
Anticipated Rent:	£2,150.00 pcm Approx. 6.4% Yield

Viewings:

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

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