



Oyster Wharf, Lombard Road, Clapham Junction, SW11

Asking Price: £765,000

 Benham
& Reeves

Oyster Wharf, Lombard Road, Clapham Junction, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This fantastic and unique apartment in this riverside development offers the ultimate riverside lifestyle, boasting sensational panoramic views of the Thames. The apartment comprises a spacious reception room with floor-to-ceiling glass allowing for an abundance of natural light and the views to be enjoyed throughout. This opens out to a generous roof terrace which offers the perfect spot for outdoor entertaining.

You will find two spacious double bedrooms; the principal bedroom offers an en-suite bathroom, complete with dual vanity and a separate shower. The second double bedroom has access to a separate shower room. The apartment also comes with a secure underground parking space and access to a communal garden.

Oyster Wharf is positioned on the banks of the River Thames in Battersea, conveniently located for access to Clapham Junction (0.7miles), which provides regular services to London Victoria and Waterloo. Whilst offering easy access to the tranquil riverside walkway and cycle path, it is also just 0.3 miles from the popular cafes and restaurants of Battersea Square.



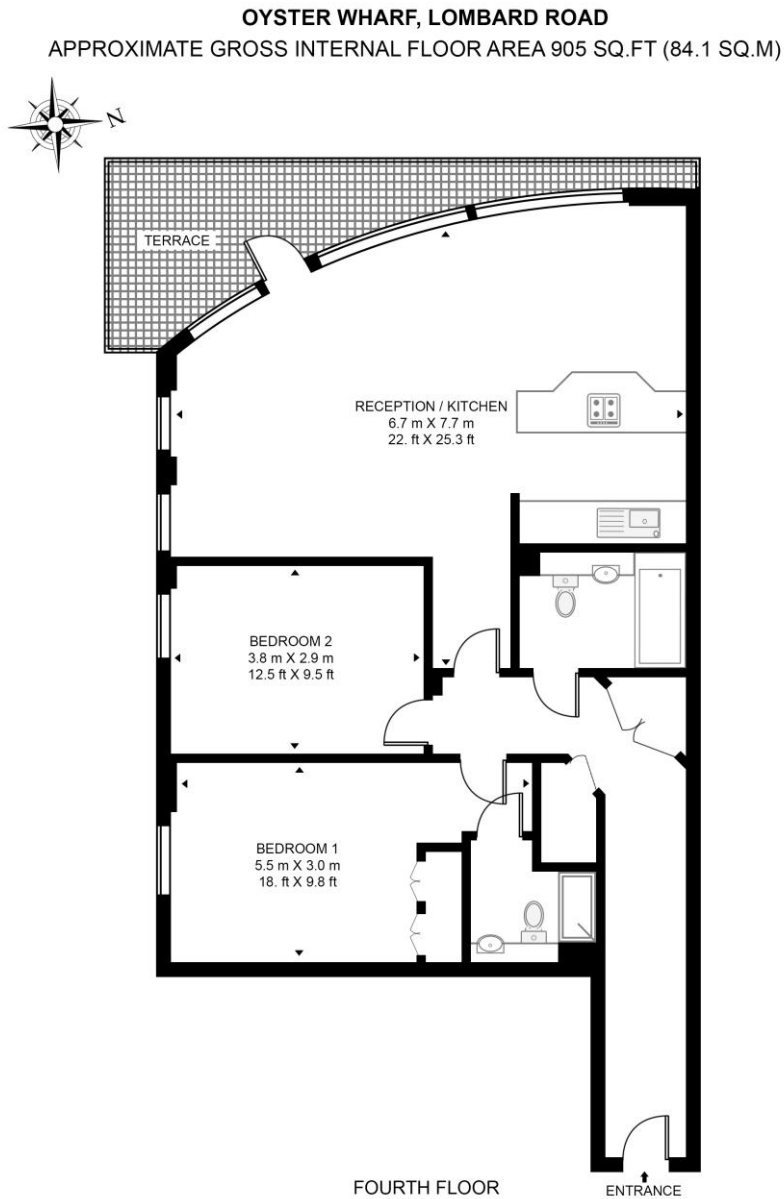


Property Features:

- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 905 Square Feet (Approx.)
- Private terrace with Direct River Views
- Underground Parking
- 24 Hour Concierge
- Communal Garden
- Clapham Junction (London Overground Line, Zone 2)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£765,000
Tenure:	Leasehold Expires 30/04/2159 Approximately 132 Years Remaining
Ground Rent:	£476.01 (per annum) Review Period: 21 years Next: 01/05/2046
Service Charge:	£6,760.00 (per annum) for the year 2026, including parking
Anticipated Rent:	£3,000.00 pcm Approx. 4.7% Yield

Viewings:

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

Our reference: NIN250249

T: 02032823700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

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