



# One Clapham Junction, St John's Hill, Wandsworth, SW11

Asking Price: £630,000

 Benham  
& Reeves



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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Internal photos for reference only\***

Completing Q1 2026 and situated on the sixth floor, this prestigious apartment features an open-plan kitchen with Siemens appliances, floor-to-ceiling windows, and access to a private 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, Peloton hub, sun decks. There is plenty of space to rest and relax, including the sunny south-facing courtyard garden.

One Clapham Junction is conveniently located near 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 an excellent choice of schools in the area, including Thomas's Clapham and Battersea, Parkgate House School, Hornsby House, Emanuel School, as well as Honeywell and Bolingbroke Academy state schools, and the French school, L'Ecole de Battersea. The development is steps away from Clapham Junction station, which runs trains to 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.



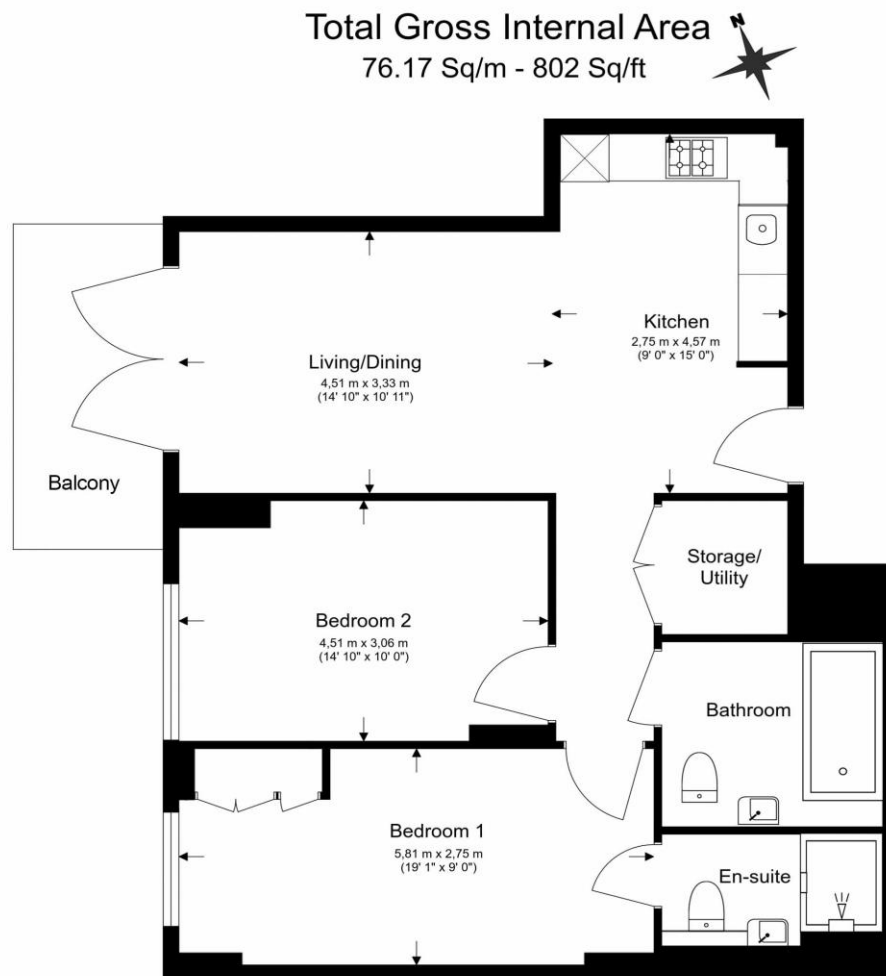
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## Property Features:

- Completion Q1 2026
- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 802 Square Feet (Approx.)
- Balcony
- 24-Hour Concierge
- Residents' Peloton Hub & Courtyard Garden
- Clapham Junction National Rail Station





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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.

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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:	£630,000
Tenure:	Leasehold Expires 01/09/2022 Approximately 997 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,000.00 (per annum) approximately to completion
Anticipated Rent:	£3,500.00 pcm Approx. 6.7% Yield

## Viewings:

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

Our reference: KEN250158

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