



Duval House, Grant Road, Wandsworth, SW11

Asking Price: £665,000

 Benham
& Reeves

Duval House, Grant Road, Wandsworth, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the ninth floor of the newly completed Duval House. This stunning two bedroom, two bathroom apartment offers a luxurious escape just moments from Clapham Junction Station. Spanning approximately 678 square feet, the flat comprises a dual-aspect open-plan living space bathed in natural light from floor-to-ceiling windows. The apartment seamlessly flows onto a private south-facing balcony and the modern kitchen, with its sleek worktops and integrated appliances, complements the stylish design. The spacious principal bedroom features built-in storage and a contemporary en-suite shower room. There is another double bedroom, with fantastic city views and a family bathroom in the hallway. Additional features include ample storage, underfloor heating, and an advanced air ventilation system.

Duval House also boasts exceptional on-site amenities, including a concierge service, a roof terrace, and a residents' lounge. Set within the first phase of the 26-acre York Gardens regeneration project, this apartment is the perfect blend of modern living and prime location, nestled between Clapham Junction and the River Thames.

Residents enjoy easy access to public transport with Clapham Junction Station being moments away.



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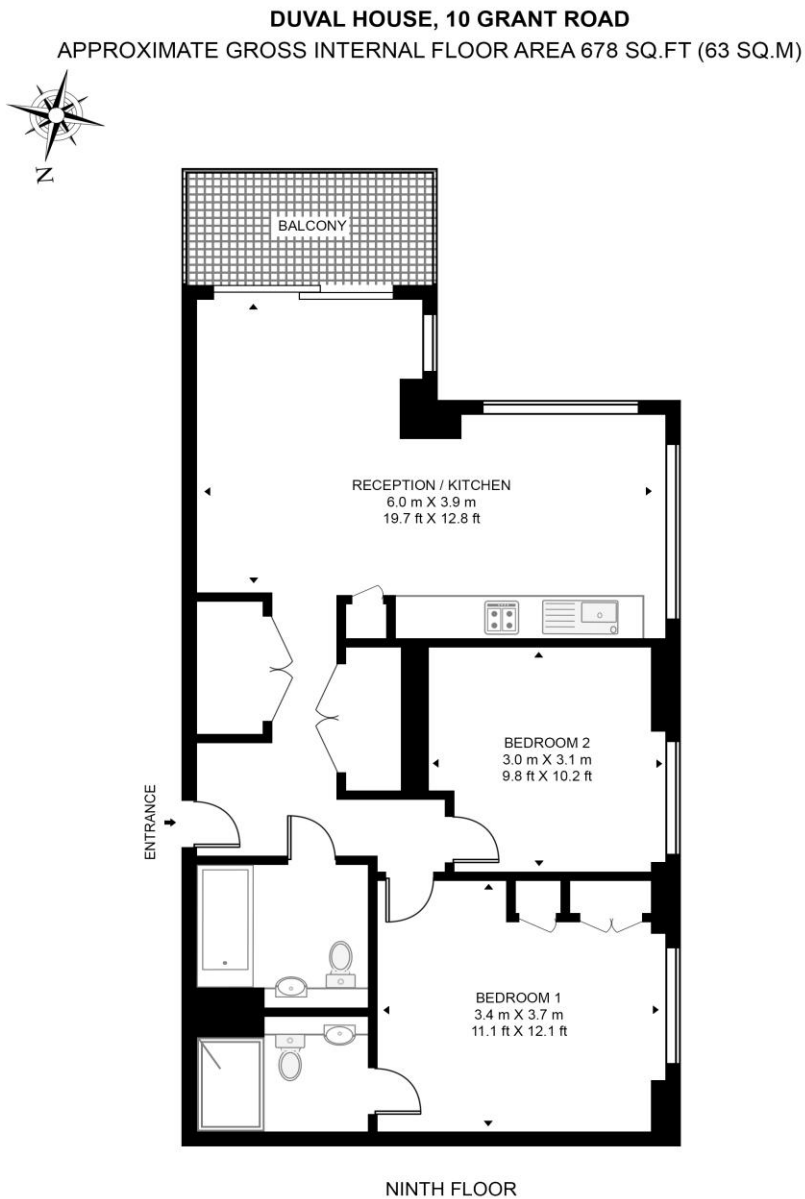



Property Features:

- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- 678 Square Feet (Approx.)
- Private South-Facing Balcony
- Communal Roof Terrace and Bicycle Storage
- Concierge Service
- Clapham Junction (Zone 2)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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:	£665,000
Tenure:	Leasehold Expires 30/11/2268 Approximately 243 Years Remaining
Ground Rent:	£275.00 (per annum) for the year 2025
Service Charge:	£4,555.25 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.4 % Yield

Viewings:

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

Our reference: NIN250084

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W: www.benhams.com

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