



The Approach, St. John's Hill, Wandsworth, SW11

Asking Price: £725,000

 Benham
& Reeves

The Approach, St. John's Hill, Wandsworth, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Completing Q2/Q3 2026. This prestigious third-floor apartment features an open-plan kitchen with Siemens appliances, floor-to-ceiling windows, and access to a private southeast-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's development One Clapham Junction, and includes a collection of 116 one and two bedroom apartments built over 11 storeys, located just across the road from Clapham Junction station.

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.

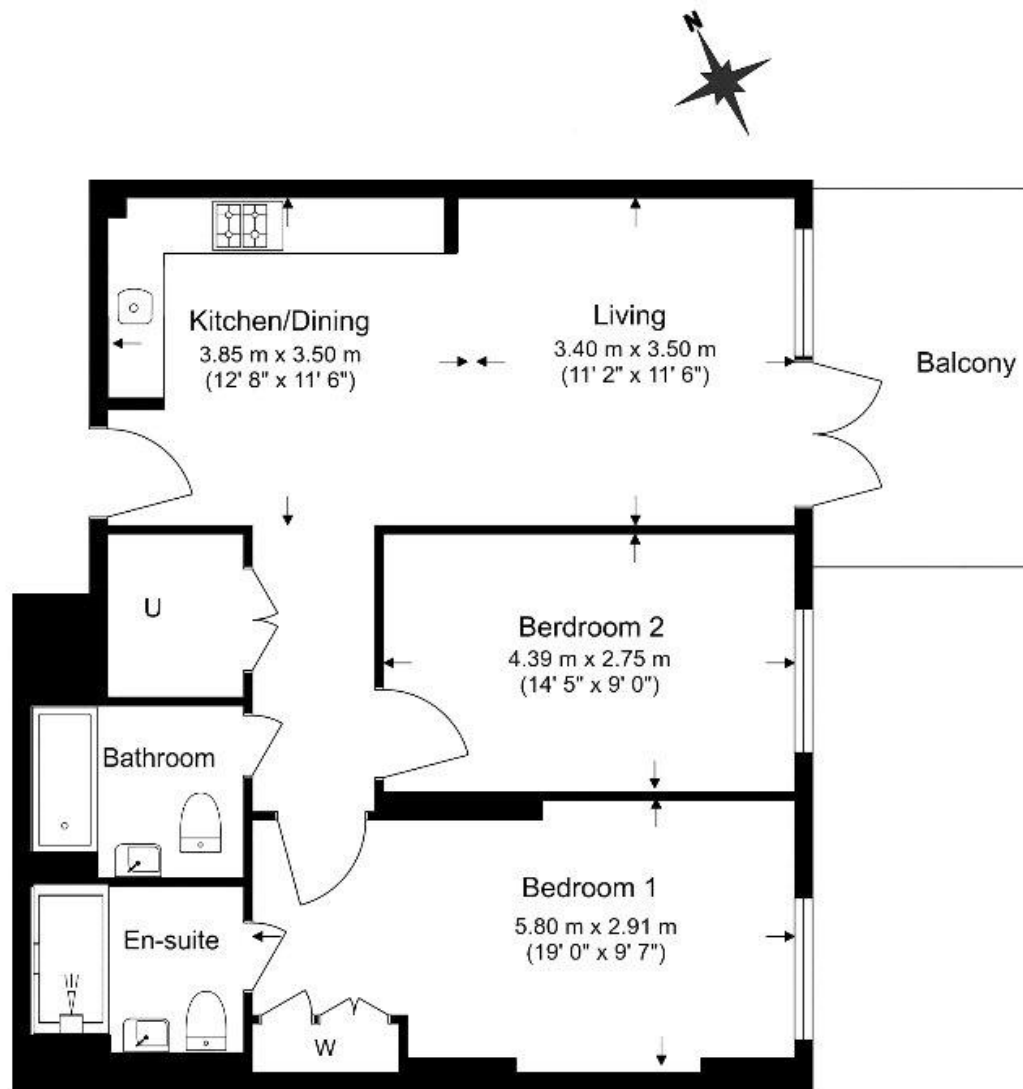
One Clapham Junction is close to the wonderful facilities on Wandsworth Common and the excellent shops, wine bars, and restaurants on both St John's Hill and Northcote Road. Wandsworth Common is a fantastic open space offering a selection of leisure activities including tennis courts, a bowls club, children's 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 and secondary Emanuel, 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.

Property Features:

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





Terms & Conditions:

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

Asking Price:	£725,000
Tenure:	Leasehold Expires 31/03/2023 Approximately 997 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,129.00 (per annum) to completion
Anticipated Rent:	£3,500.00 pcm Approx. 5.8 % Yield

Viewings:

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

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