

Sesame Apartments, Holman Road, Battersea, SW11

Asking Price: £365,000

Benham & Reeves

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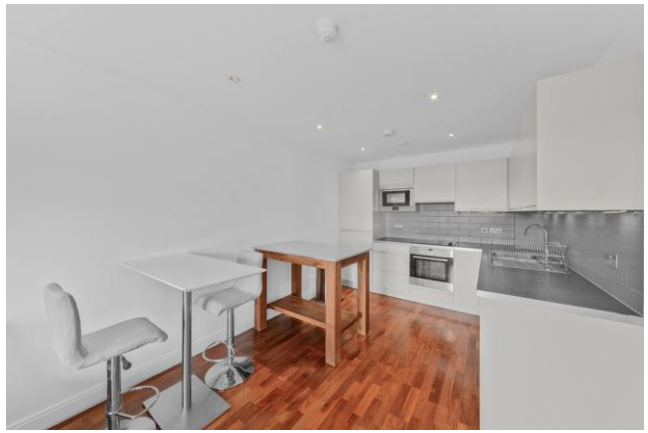
1 Bedroom (s) 1 Bathroom (s) Leasehold

Spanning an approximate 467 square feet is this well-presented one bedroom flat set on the fourth floor. There is a well-sized open-plan living with floor-to-ceiling windows that lead out onto a Juliette balcony. The L-Shaped kitchen includes integrated appliances. The bedroom is well proportioned and includes built-in wardrobes, and along the hallway, there is a three-piece bathroom and a storage cupboard.

Sesame Apartment has a 24-hour concierge service, a communal landscaped roof terrace and is within a short walk to the River Thames and Battersea Square.

Transport Links include- Clapham Junction Station, 0.6 miles and Wandsworth Town Station, 0.8 miles.







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Property Features:

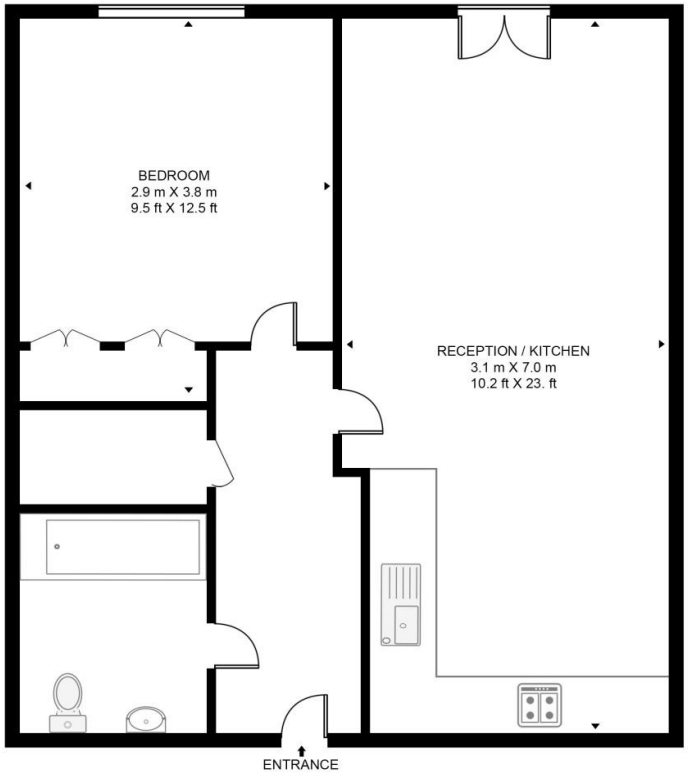
- One Bedroom
- One Bathroom
- Fourth Floor
- 467 Square Feet (Approx.)
- Underfloor Heating
- 24 Hour Concierge
- Communal Landscaped Roof Terrace
- Clapham Junction Underground Station (Zone 2)

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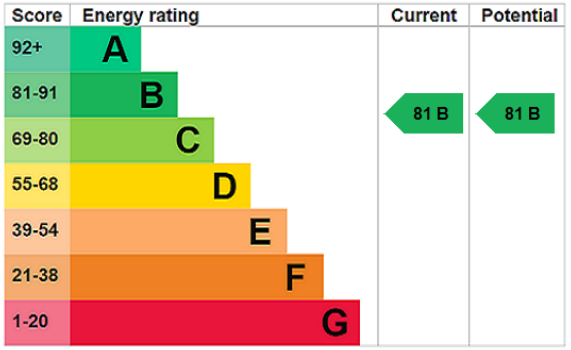
SESAME APARTMENTS, HOLMAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 467 SQ.FT (43.4 SQ.M)





FOURTH FLOOR



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:	£365,000
Tenure:	Leasehold Expires 24/03/3013 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 25 years Next Increase: 2039
Service Charge:	£3,500.00 (per annum) For the year 2026
Anticipated Rent:	£1,880.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: KEW260011

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W: www.benhams.com

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