



Let **UK** Home

1 Bedrooms

Flat

Located in London

**£2,550 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 1 Monarch Square London

SW11 1BZ



Let UK Home are excited to offer this spectacular one bedroom apartment in the heart of Viridis Apartments part of the One Clapham Junction development.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a private terrace, one bright bedroom with built-in wardrobes and one modern bathroom.

Residents of this exceptional development will have exclusive use of the Peloton hub, woodland & play space, social deck & sun terrace. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

Located between the river and the commons, close to Battersea Park, and with sweeping views across the Thames and the London skyline, One Clapham is a destination development. The area is well-connected with a vibrant metropolitan feel, from the charm of Clapham Old Town to the wide open spaces of the parks, riverside and the bright lights of Chelsea. Just a short distance to the iconic Grade II listed Battersea Power Station, you have access to one of the most exciting and innovative mixed use neighbourhoods in the world, a place for locals, tourists and residents to enjoy a unique blend of shops, bars, restaurants, leisure and entertainment venues, parks and historical spaces.

Nearby Clapham Junction Station is considered one of the best-connected railway stations in Europe with fast travel links to Central London. Some of the world's top universities are within easy reach for students.

# 1 Monarch Square London

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- 2nd Floor
- 24h Security
- Communal Courtyard

- Concierge Service
- Private Terrace
- EPC Rating: B



**Total floor area**

**51 square metres**



Floorplates are for illustration of layouts only and are not to scale. Planting on the balconies and terraces are indicative only and does not form part of the standard specification. All measurements given may vary within a tolerance of 5%.



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3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

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**Council Tax Band: D**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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