



Let **UK** Home

2 Bedrooms

Flat

Located in London

£825,000



info@letukhome.co.uk

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

01795 358 886



6 York Place London

SW11 3JD



Let UK Home are excited to offer a stylish and contemporary 2-bedroom apartment set in Coda Residences situated on the vibrant York Place Road in Battersea.

The flat comprises a spacious open kitchen with integrated appliances, a magnificent living room with wooden floors throughout, floor-to-ceiling doors allowing a flood of natural light and access to a large private balcony, two bright bedrooms(master with ensuite), one modern family bathroom and ample storage. A virtual viewing is provided.

The residents of this building will benefit from a concierge, a resident gym, a residents lounge, a rooftop terrace and bike storage..

Coda Residences is located in the heart of Battersea with remarkable transport links such as the Uber Boat by Thames Clippers and Clapham Junction with access to Gatwick Airport. The nearby Clapham Junction Station is just a short walk away, offering overground and rail services for swift access to city centre.

Right downstairs is the global headquarters of the Royal Academy of Dance (RAD) in the UK, with a strong artistic atmosphere; the surrounding area is home to many prestigious schools, including top private schools and public primary schools such as Thomas's Battersea, Newton Prep, and Belleville Primary. The subway/short commute allows quick access to world-renowned universities such as University College London (UCL), Imperial College (IC), and King's College London (KCL).

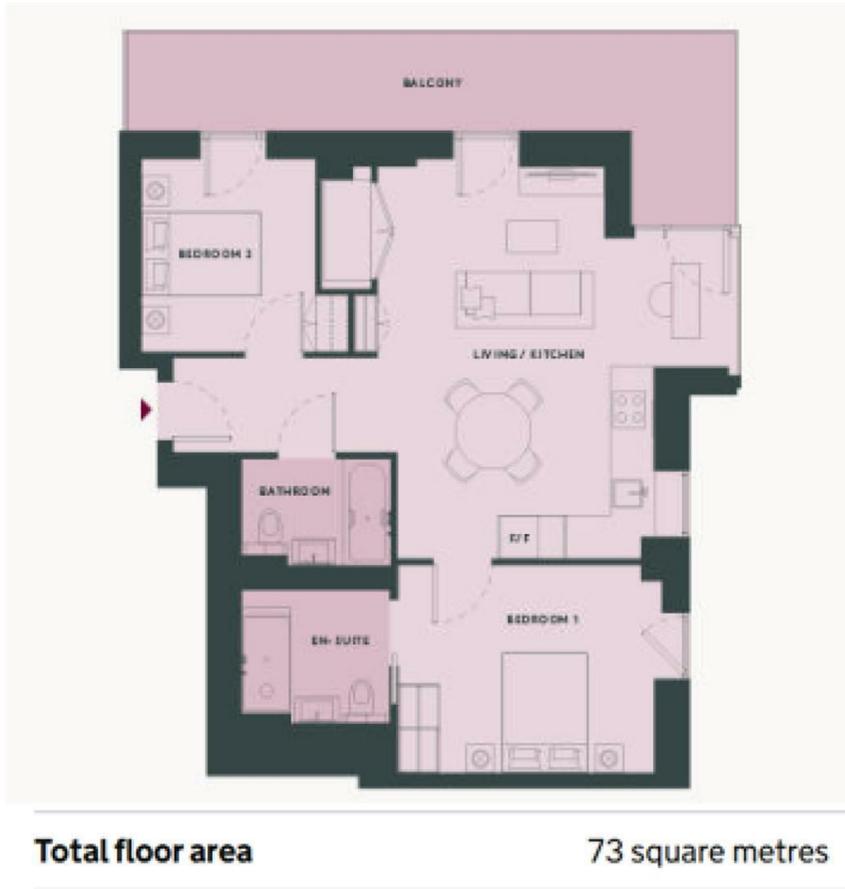
6 York Place London

£825,000 Leasehold

- 1st Floor
- EPC Rating: B
- Concierge Service
- Residential Lounge

- Virtual Viewing Available
- The Gym
- 24h Security
- Bike Storage





Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: F

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) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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