



## Duvel House, Grant Road, Battersea, SW11

Asking Price: £695,000

 Benham  
& Reeves

# Duval House, Grant Road, Battersea, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Arranged over the tenth floor of the newly completed Duval House, this stunning two bedroom, two bathroom apartment offers a luxurious escape just moments from Clapham Junction. With an open-plan living space bathed in natural light from floor-to-ceiling windows, the apartment seamlessly flows onto a private terrace, perfect for enjoying the city's sights.

The modern kitchen, with its sleek stone worktops and integrated appliances, complements the stylish design. The spacious principal bedroom features built-in storage and a contemporary en-suite with a double walk-in shower. A second double bedroom and a generously sized family bathroom provide abundant space for comfort.

Throughout the apartment, oak flooring in the reception area and plush carpeting in the bedrooms add to the sense of quality. Additional features include underfloor heating, an advanced air ventilation system, and a balcony with breathtaking views of the London skyline.

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.







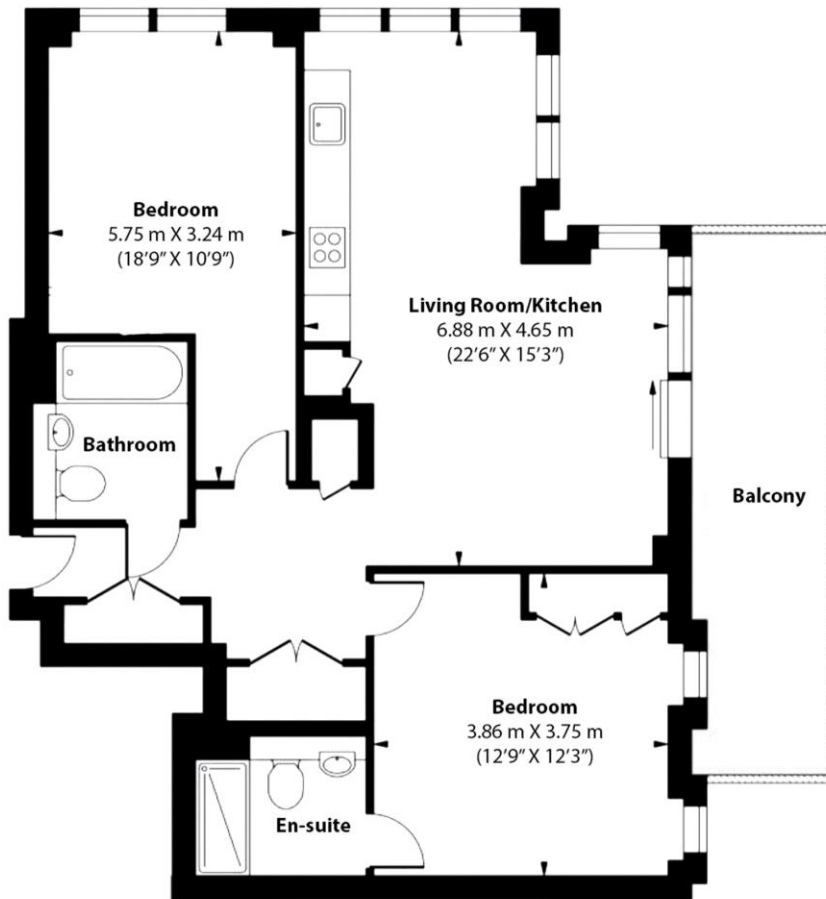
## Property Features:

- Two Bedrooms
- Two Bathrooms
- Tenth Floor
- 823 Square Feet (Approx.)
- Balcony with Stunning View
- Communal Roof Terrace and Bicycle Storage
- Concierge Service
- Clapham Junction (Zone 2)



## 10th Floor

Total Gross Internal Area  
76.44 Sq/m - 823 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£695,000
Tenure:	Leasehold Expires 30/11/2268 Approximately 243 Years Remaining
Ground Rent:	£275 (per annum) for the year 2024
Service Charge:	£5,232 approx. (per annum) for the year 2025
Anticipated Rent:	£3,300pcm Approx. 5.7 % Yield

## Viewings:

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

Our reference: NIN230167

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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