



## The Ascent, St. John's Hill, Clapham Junction, SW11

Asking Price: £470,000

Benham  
& Reeves

# The Ascent, St. John's Hill, Clapham Junction, SW11

 Studio  1 Bathroom (s)  Leasehold

**\*SHOW HOME PHOTOS FOR REFERENCE ONLY\***

Spanning an approximate 488 square feet is this brand new studio flat set in the exciting One Clapham Junction development. The open-plan reception and kitchen includes integrated appliances and is tucked away providing clever space for your bed and sitting area. The living room has wood effect flooring, built-in wardrobes and floor to ceiling windows that provides access to a private balcony. Additionally, there is a three piece, fully tiled shower room with burnished bronze ironmongery and black fittings creating a striking contrast between warm, aged metallic tones and bold, modern accents.

Residents can walk a few minutes in either direction of the development and explore Clapham's unique and lively neighbourhood, with it's many bars, restaurants, boutique shops and green spaces. They also benefit from in-house amenities such as a 24-hour concierge, landscaped courtyard and garden area and a fitness suite with cardio, yoga and strength training sessions.

This fabulous development's high demand is also supported by its proximity to internationally renowned educational institutions. Top universities including King's College London, Imperial College London, London School of Economics and the University of Westminster are all less than a half-hour commute by public transport.

One of the development's key attractions is its proximity to Clapham Junction station. Commuters here can hop on a quick train ride to Victoria or Vauxhall stations, which are only one stop away, whereas Waterloo station in Central London is two stations away or an eight-minute rail commute. For overseas travellers, Gatwick Airport is 24 minutes, and Heathrow Airport is 41 minutes from Clapham Junction station.





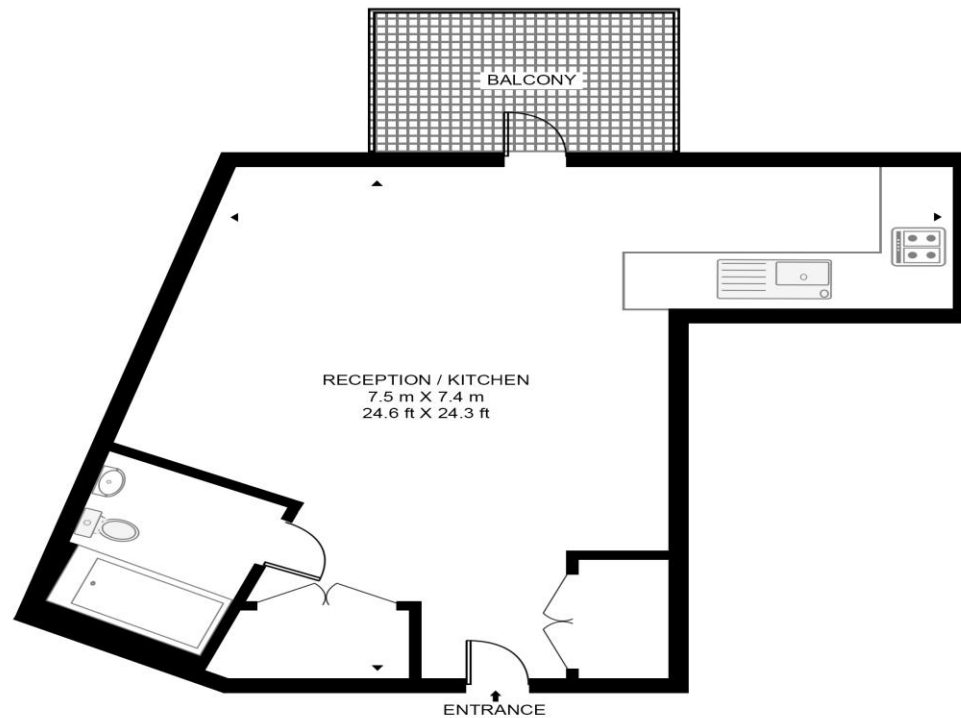
## Property Features:

- New Build - Completion Due April 2025
- Studio Flat
- One Bathroom
- First Floor
- 488 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Fitness Suite
- Landscaped Courtyard and Communal Garden Area
- Clapham Junction Station - 0.1 Miles - National Rail



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**STUDIO FLAT, ONE CLAPHAM JUNCTION**  
APPROXIMATE GROSS INTERNAL FLOOR AREA 488 SQ.FT (45.3 SQ.M)



FIRST 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:	£470,000
Tenure:	Leasehold Expires 31/12/3023 Approximately 998 Years Remaining
Ground Rent:	TBC
Service Charge:	£2,215.52 (per annum) to completion (£4.54 per sq ft)

## Viewings:

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

Our reference: KEW250042

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