



Coda Residences, York Place SW11

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# Coda Residences, York Place, SW11

Benefiting from a wealth of natural light drawn in by the floor-to-ceiling windows and a large, west-facing balcony, this spacious one bedroom apartment would be of interest to first time buyers or investors.

The front door opens out into a generous kitchen and reception room, off which is a double bedroom with direct access to the balcony, as well as a wealth of storage. The accommodation is completed by a modern bathroom and a utility cupboard housing a washer/dryer and providing more storage. The property is presented in excellent order, with Poggenpohl appliances and underfloor heating, comfort cooling, a heat recovery system and an eco air filtration system.

Incoming purchasers will also benefit from a 24-hour concierge, landscaped communal gardens, resident's lounge, gym and bike storage.



**Guide price:** £600,000

**Tenure:** Leasehold: approximately 995 years remaining

**Service charge:** £10,240 per annum, reviewed every year, next review due 2024

**Ground rent:** £350 per annum, reviewed every year, next review due 2024

**Local authority:** London Borough of Wandsworth

**Council tax band:** E







Designed by award-winning architectural practice, Patel Taylor, Coda is bold and elegant, combining personality and modernity in one fluid design. The development has been designed for a seamless modern life, and includes a range of bespoke Resident facilities; including 24-hour concierge, fitness studio, residents lounge, screening facilities and podium gardens. Coda is uniquely positioned between some of London's most desirable neighbourhoods, including Battersea, Wandsworth and Clapham. resident's are within close proximity to a constantly evolving offering of great dining, shopping and culture, and are well served by excellent transport links





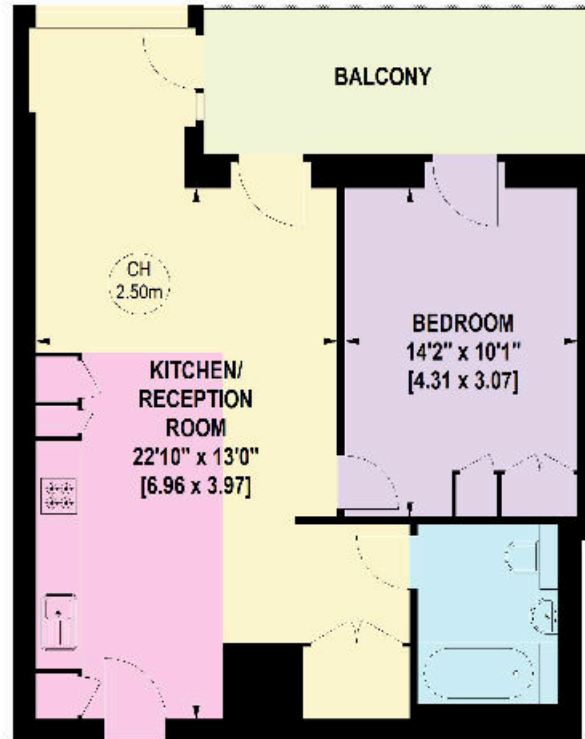




Approximate Gross Internal Area : **53.79 Sq. metres**  
**579 Sq. feet**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Key :  
CH - Ceiling Height



## EIGHTH FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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