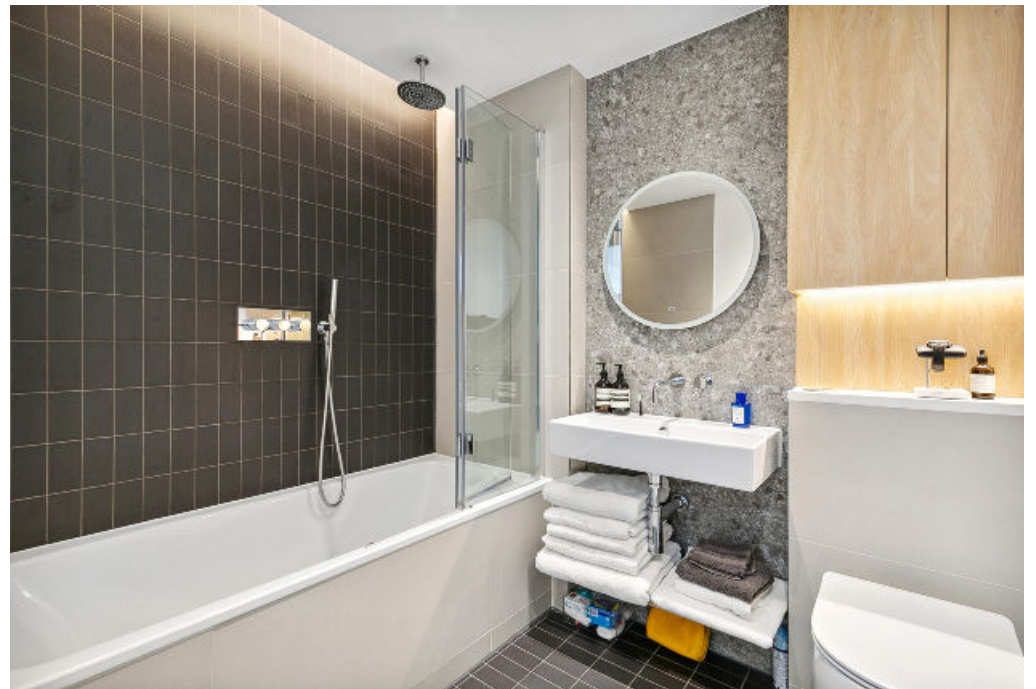




Coda Residences, York Place, London SW11





Coda Residences, London SW11

Coda is a fantastic new development with a wealth of amenities, such as a 24-hour concierge, landscaped communal gardens, resident's lounge, gym and bike storage. The apartment itself benefits from a high specification finish and a wealth of natural light drawn in by the floor to ceiling windows. 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.



Guide price: £620,000

Tenure: Leasehold: approximately 995 years remaining

Service charge: £2,956 per annum, reviewed annually, next review due 2023

Ground rent: £350 per annum, reviewed annually, next review due 2023

Local authority: London Borough of Wandsworth

Council tax band: E

Location

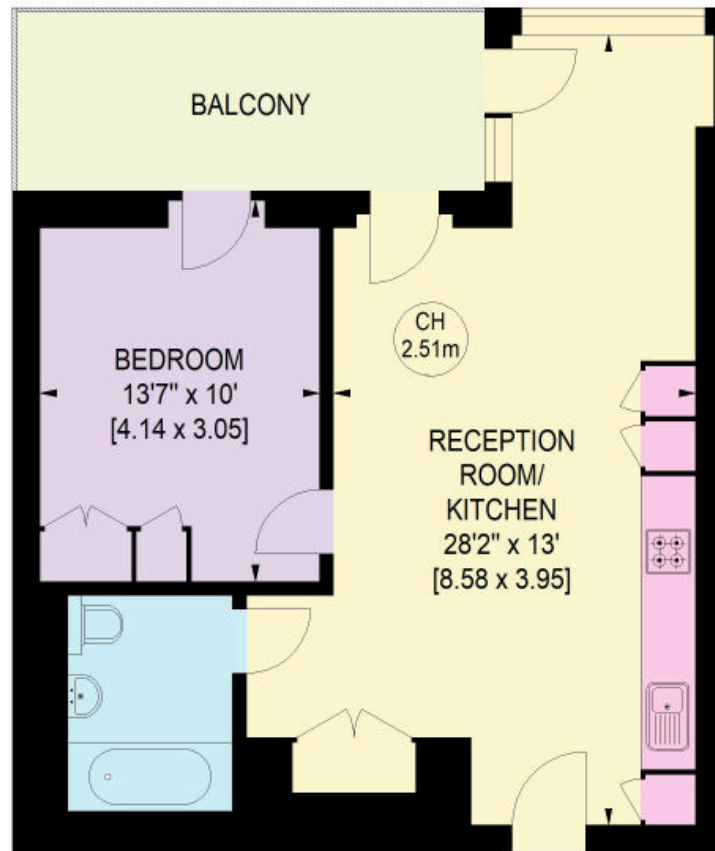
Designed by award-winning architectural practice, Patel Taylor, Coda is bold and elegant, combining personality and modernity in one fluid design. The development has been designed for a seamless modern life, and includes a range of bespoke Resident facilities; including 24-hour concierge, fitness studio,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



Coda Residences, SW11

Approximate Gross Internal Floor Area
50 sq m / 540 sq ft

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.



Eighth Floor

Knight Frank

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We would be delighted to tell you more

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2022. Photographs and videos dated September 2022.

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