



Holman Road, SW11

£575,000 Leasehold

718 sq ft (67 m²) • 2 double bedrooms • 2 bathrooms (1 en suite) • open-plan kitchen/reception room • large communal roof terrace • concierge • lift • EPC: B



A gorgeous two double bedroom apartment found in this modern development close to the river in Battersea. The accommodation comprises of a contemporary kitchen with integrated dishwasher, washing machine and fridge/freezer opening onto a spacious reception room. Both bedrooms are large and feature fitted wardrobes with the master further benefiting from an en-suite shower room. There is a further contemporary bathroom with a shower above the bath and useful integrated storage in the hallway. The apartment is offered in excellent condition throughout and further benefits from a concierge service and lovely communal roof terrace with views towards the river.

Sesame apartments offers easy access to the bars and restaurants found at the highly desirable Battersea Square. Clapham Junction is nearby with frequent trains running to both Victoria and Waterloo whilst the 170 bus offers links into Victoria Station and Clapham Junction station. The Clipper river boat is also a great way to get around, one of the many benefits of the properties location. For recreation, the ever popular Thames River Path and Battersea Park are also within easy reach.

- 2 double bedrooms
- 2 bathrooms (1 en suite)
- open-plan kitchen/reception room
- large communal roof terrace

Approximate gross floor area:
718 sq ft (67 m²)
Includes Cellar or Storage
Space where applicable

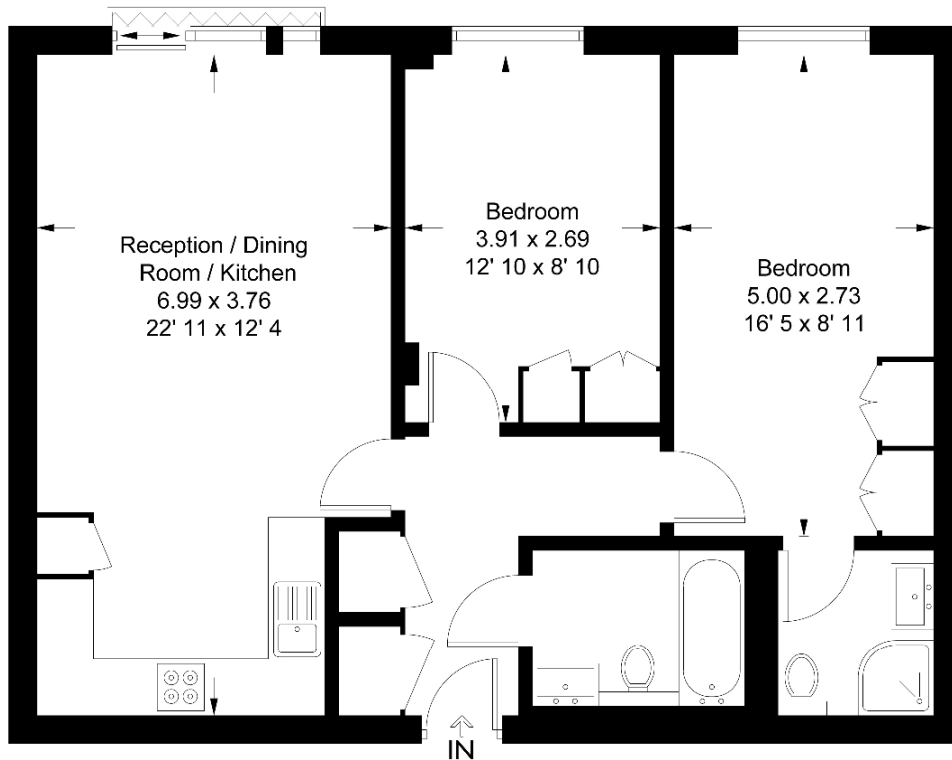
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This floorplan is representative and for
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Details Prepared: 5 June 2023

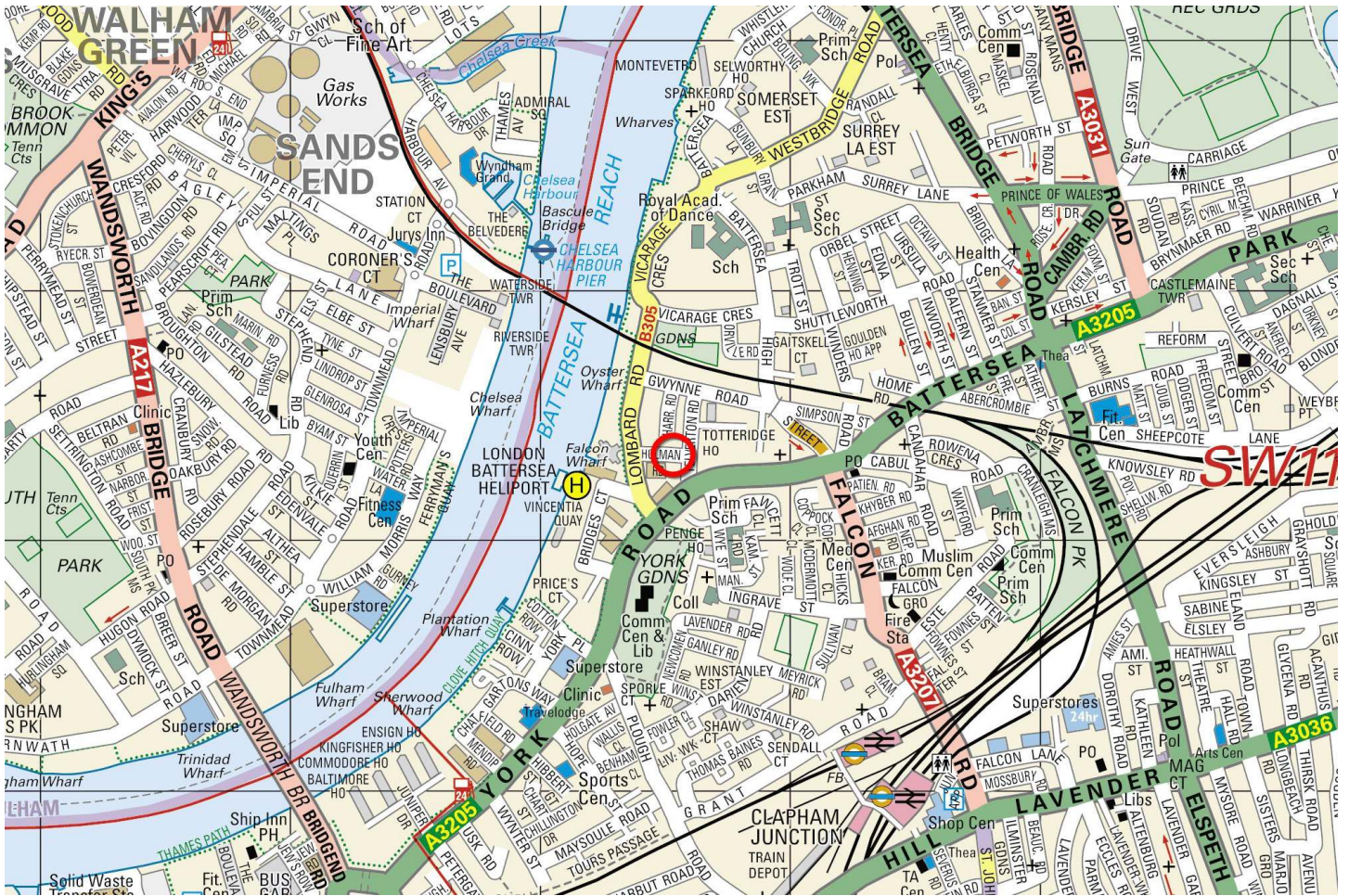
Sesame Apartments

Approximate Gross Internal Area = 718 sq ft / 66.7 sq m



Fifth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Good to know

Nearby station: Clapham Junction
 710m (8 mins) (Line of sight)
 Gross floor area: 718 sq ft (67 m²)
 Local authority: Wandsworth
 Council tax band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	82	82
C	69-80		
D	54-68		
E	39-53		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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