

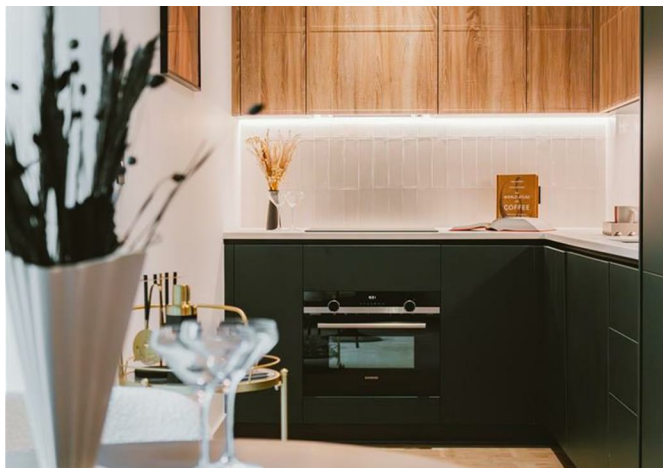
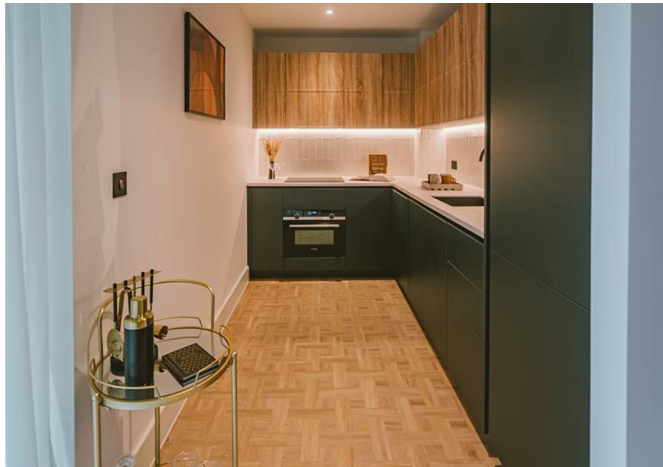


**LESSEL**



3A, 03.07 One Clapham Junction, St. John's Hill, London, SW11 1UA

**£725,000**



## 3A, 03.07 One Clapham Junction, St. John's Hill, London, SW11 1UA

**£725,000**

Welcome to this stunning new build flat located at One Clapham, St. John's Hill. This impressive property, completed in 2026, offers a generous 783 square feet of internal space, complemented by a delightful 75 square foot balcony, perfect for enjoying the fresh air.

As you enter, you will be greeted by a spacious open-plan kitchen that seamlessly flows into a sizeable living room, creating an ideal space for both relaxation and entertaining. The flat boasts two well-proportioned double bedrooms, each designed to provide comfort and tranquility. With two modern bathrooms, this property is perfect for families or professionals seeking a convenient lifestyle.

One of the standout features of this flat is its prime location, with doorstep access to Clapham Junction station, making commuting a breeze. The property is thoughtfully designed with north-west and west-facing windows, ensuring that all rooms are filled with natural light throughout the day.

Residents will also benefit from a range of exceptional amenities, including a 24-hour concierge service, a Peloton bike studio for fitness enthusiasts, and a communal garden, providing a peaceful retreat in the heart of the city.

This flat is not just a home; it is a lifestyle choice, offering modern living in a vibrant area. Whether you are looking to buy or rent, this property is an opportunity not to be missed. Come and experience the perfect blend of comfort, convenience, and contemporary design at One Clapham.

## Description



## Situation




null

Council Tax Band: New Build


Available:


# Floor Plans




**ONE CLAPHAM**  
BATTERSEA - LONDON

**TWO BEDROOM**  
3A.02.07  
3A.03.07









	84.7 sq m	912.0 sq ft
<b>TOTAL AREA</b>		
Kitchen/Dining	4.00 x 4.36m	13'2" x 14'3"
Living	3.50 x 2.91m	11'6" x 9'6"
Master Bedroom	5.92 x 2.90m	19'5" x 9'6"
Bedroom 2	3.90 x 3.26m	12'10" x 10'8"
<b>Internal Area</b>	<b>77.7 sq m</b>	<b>836.7 sq ft</b>
Balcony	4.00 x 1.75m	13'1" x 5'9"
<b>External Area</b>	<b>7.0 sq m</b>	<b>75.3 sq ft</b>


**FLOOR PLATE 3A**



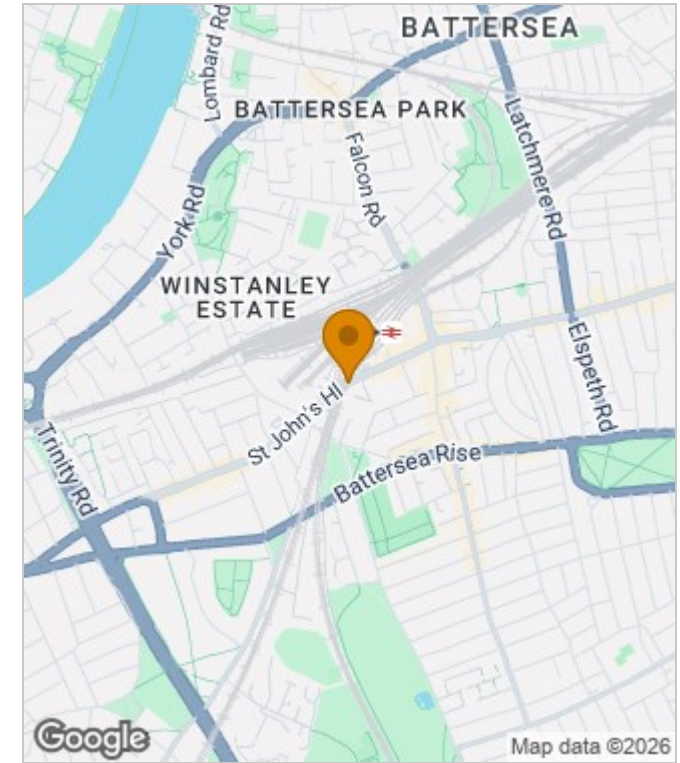
**LEVEL 02 - 03**



**SITE MAP**




# Area Map




# Energy Performance Graph

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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