



30 Folgate apartments, One Clapham Junction 22 Danvers Avenue, London, SW11 1BY

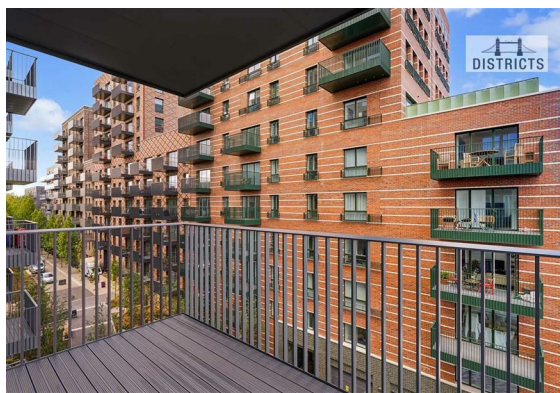


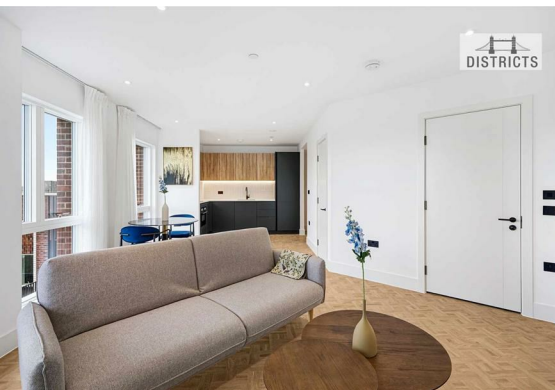
Set in the brand new One Clapham Junction development, this beautifully presented one-bedroom apartment offers stylish, modern living with a thoughtfully designed layout.

At the heart of the property is a bright and spacious open-plan reception room, complemented by a sleek fitted kitchen with integrated appliances. The versatile living space provides an ideal setting for both relaxing and entertaining, while a private balcony offers a welcome extension outdoors and the perfect spot to enjoy some fresh air.

The generously sized double bedroom features built-in wardrobes, providing excellent storage, while the contemporary bathroom is finished to a high standard. Finished to a modern specification throughout, the apartment is ideally suited for tenants looking for a stylish, low-maintenance home with excellent amenities and connections.

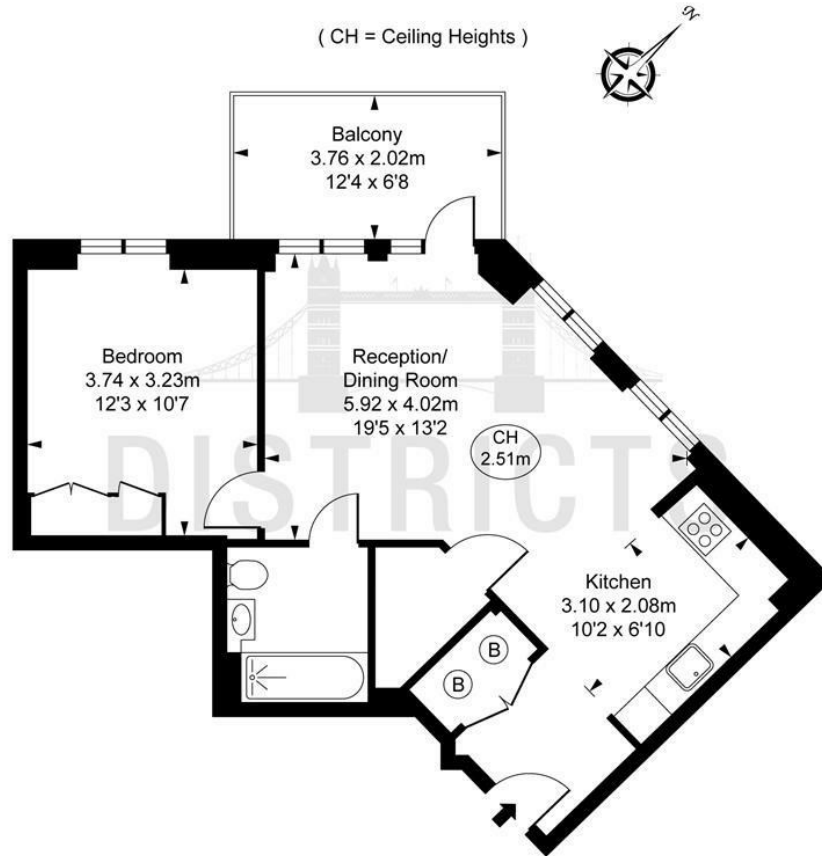
Residents benefit from an impressive range of facilities, including a 24-hour concierge, beautifully landscaped courtyard and gardens, and a well-equipped fitness suite offering cardio, yoga and strength-training facilities. The development combines the best of both worlds, with an abundance of green spaces nearby alongside Clapham's vibrant selection of independent boutiques, bars and local amenities.





Folgate Apartments,
Danvers Avenue, SW11
Approximate Gross Internal Area
53.34 sq m / 574 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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