



## **Duval House, 10 Grant Road, London, SW11 2FR**

**£700,000**

FOR SALE

A 2 BEDROOM 2 BATHROOM APARTMENT FOR SALE ON THE 7TH FLOOR OF DUVAL HOUSE SW11.

Duval house is part of the York gardens regeneration scheme and comprises of 93 apartments set in a 20 storey tower minutes from Clapham Junction Station.

The development offers amenities including concierge, 20th floor residents roof garden and a secure bike store

The apartment comprises open plan lounge with ample light from large floor to ceiling windows leading onto private terrace, designer kitchen, master bedroom with ample storage and En-suite, further double bedroom and main bathroom suite.

GROUND RENT £275 PA / SERVICE CHARGE £5,338 PA LEASE 242 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- FOR SALE
- MINS FROM CLAPHAM JUNCT STATION
- ZONE 2 LOCATION
- 24 HR CONCIERGE
- 2 BEDROOM 2 BATHROOM
- EXCELLENT LOCATION
- PRIVATE BALCONY
- 7TH FLOOR
- WELL PRESENTED THROUGHOUT
- RESIDENTS 20TH FLR ROOF GARDEN

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**DUVAL HOUSE**



**VIEW FROM TERRACE**



**RECEPTION ROOM**



**TERRACE**



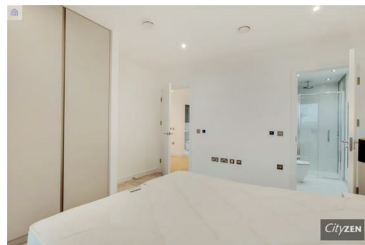
**KITCHEN**



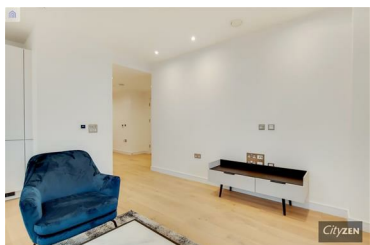
**BEDROOM 1**



**KITCHEN DINER**



**BEDROOM 1**



**RECEPTION ROOM**



**EN SUITE SHOWER ROOM**

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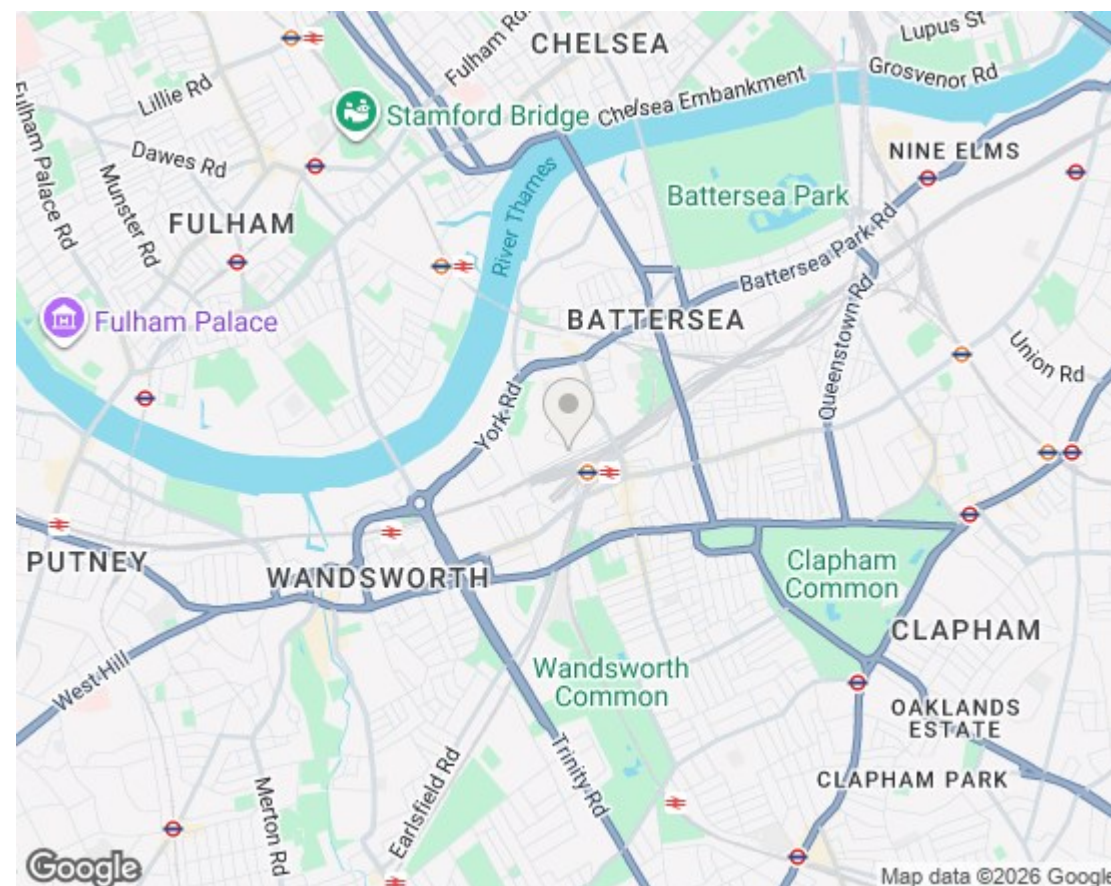
**BEDROOM 2**



**BEDROOM 2**



**BATHROOM**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.