



Lyss Homes



Palmitine House, 90 York Road, London, SW11 3GT

£725,000



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£725,000

# Palmitine House, 90 York Road

London, SW11 3GT

- Two bedrooms
- Fourth floor
- South and west facing aspect
- Ground rent: £550 per annum
- Service charge: £5497.20 per annum
- Two bathrooms (one en-suite)
- Private balcony with partial river views
- Underground, allocated parking space
- Lease remaining; 241 years
- Council tax: Band F

Palmitine House, located on York Road in SW11 3GT, sits in the heart of Battersea—a vibrant area known for its excellent transport links and strong community feel. Just a short walk from Clapham Junction station, residents enjoy quick access to central London and beyond via rail, bus, and the nearby Northern Line at Battersea Power Station. Plantation Wharf Pier also offers river bus services for a scenic commute.



Welcome to Palmitine House, a stunning purpose-built flat located in York Road, Battersea. This impressive residence boasts a generous 949 square feet of living space, making it one of the largest flats in the building. Built in 2016, the property combines modern design with comfort, offering a delightful living experience.

The flat features two well-proportioned bedrooms and two stylish bathrooms, perfect for families or professionals seeking extra space. The reception room is a highlight, providing a bright and airy atmosphere thanks to its dual aspect south and west-facing windows. Here, you can enjoy partial river views and access to a private balcony, as well as a charming Juliette balcony that enhances the living area.

Residents of Palmitine House can take advantage of the lovely communal gardens, ideal for relaxation or social gatherings. Additionally, the property comes with allocated parking, a valuable asset in this vibrant area of London.

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The area is well-served by highly rated schools such as Falconbrook Primary and Saint John Bosco College, both rated 'Good' by Ofsted. Local amenities include the shops and cafés of Northcote Road, the Battersea Power Station development with its high-end retail and dining, and the expansive Battersea Park, offering green space, sports facilities, and riverside walks. The Battersea Arts Centre also adds a cultural touch with regular performances and events.







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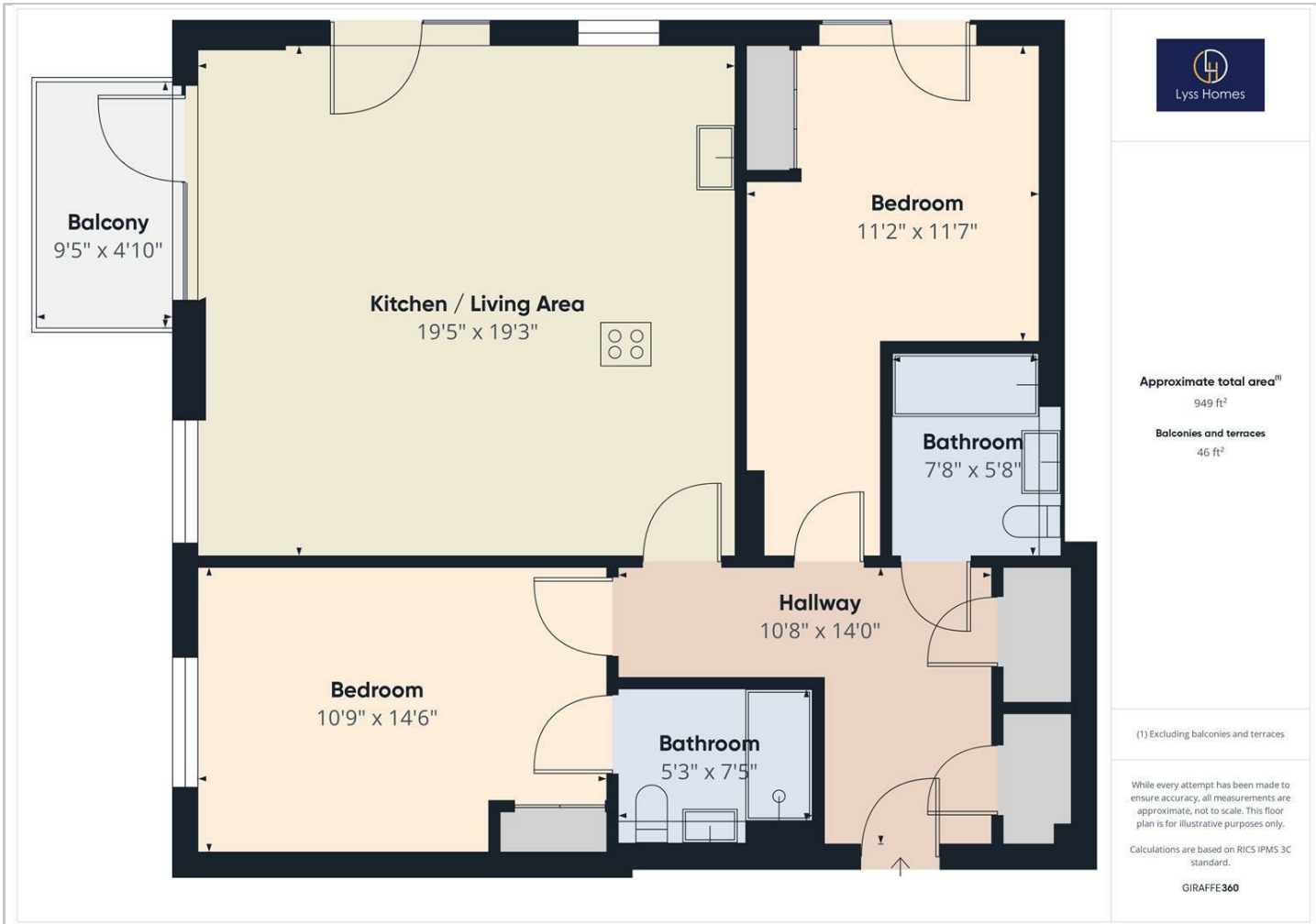








## Floor Plans

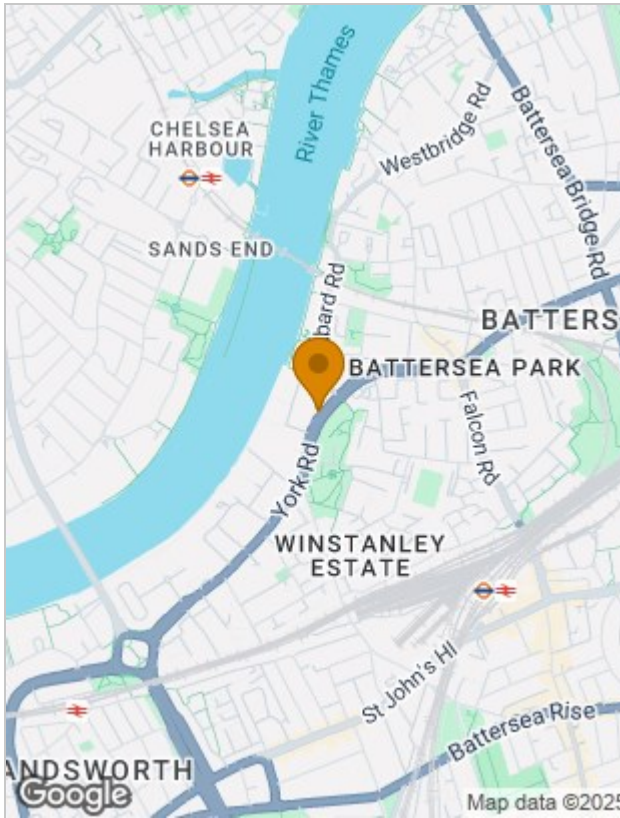


## Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		87	87
England & Wales		EU Directive 2002/91/EC	