



Trafalgar House
Juniper Drive, SW18

CHESTERTONS





This impressive two-bedroom, fifth-floor apartment is set within the prestigious Battersea Reach development on the south bank of the River Thames. With accommodation of 742 sq ft, this spacious apartment is finished to a high specification, with neutral décor and contemporary fittings throughout.

The apartment includes a modern open plan kitchen/reception with space for a generous dining table and access to a west facing private balcony with far reaching views. The apartment further includes two double bedrooms, a modern bathroom, a large storage and utility cupboard and parking in the underground development carpark.

Battersea Reach boasts beautiful communal gardens, an onsite concierge, a private residence gym and a number of shops, cafes, restaurants and bars. The property has excellent transport links nearby and is serviced by numerous buses, Wandsworth Town and Clapham Junction mainline stations are a short walk away. There are numerous shops, cafes and pubs in nearby Old York Road, the Southside shopping center and Wandsworth Town.

Battersea Reach is also well-positioned next to Wandsworth Bridge providing easy access to Fulham, Chelsea and the Kings Road.

- Two Double Bedrooms
- Underground parking
- West Facing Balcony
- 742sq ft internal size
- Riverside development

Offers in excess of
£600,000

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B	87	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold

Service Charge: £5200

Ground Rent: £850

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

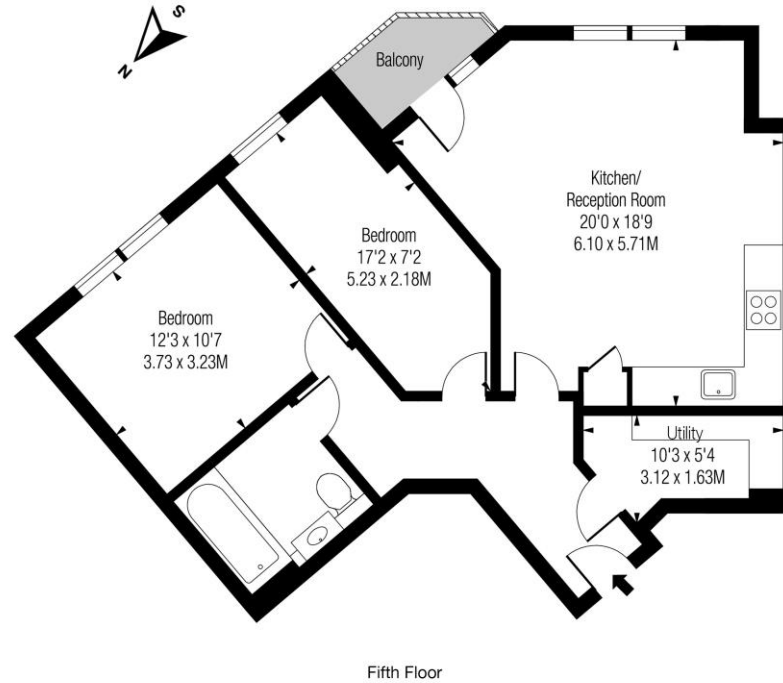
SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Trafalgar House, SW18



Approx Gross Internal Area **742 Sq Ft - 68.93 Sq M**

Includes Limited Use Area - 4 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 50767



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable