



Flotilla House
Juniper Drive, SW18

CHESTERTONS





A spacious and bright first floor apartment set within an exceptional modern development.

The well-proportioned, light and airy apartment boasts neutral décor and contemporary fittings. The accommodation comprises a great sized open plan kitchen/reception room, leading on to a east facing private balcony. There are two spacious double bedrooms and a separate modern bathroom.

Residents of Flotilla House have access to a range of amenities. These include a well-equipped fitness centre and serene communal garden. Additionally, the property benefits from a dedicated concierge service.

The area offers an array of local amenities, including trendy cafes, restaurants, and boutique shops, all within easy reach. The nearby green spaces and parks provide the perfect setting for outdoor activities and leisurely strolls. Transportation links are excellent, with convenient access to public transportation options, including several bus routes, the Thames Clipper and nearby Wandsworth Town & Clapham Junction stations, ensuring effortless commuting to various parts of the city.

- Beautifully presented apartment
- Open plan kitchen/reception room
- Two spacious double bedrooms
- Stylish bathroom
- Private balcony

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	76	76
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

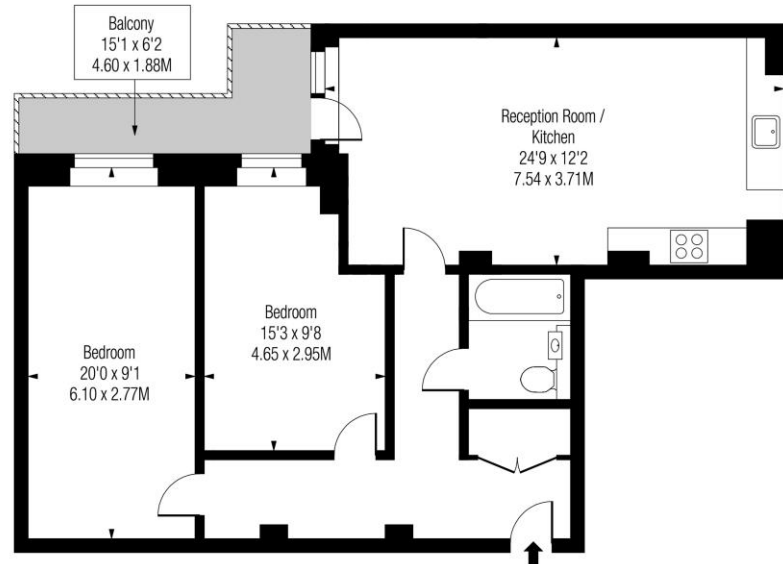
England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 979 years
Service Charge: £5729
Ground Rent: £0
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

Flotilla House, SW18



First Floor

Approx Gross Internal Area **789 Sq Ft - 73.30 Sq M**

Includes Limited Use Area - 8 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 50920



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