



Ensign House
Juniper Drive, SW18





This modern apartment comprises a spacious reception room with access to a private balcony overlooking the gardens and River Thames, semi-open plan fully fitted kitchen. Master bedroom with en-suite shower room, a further two double bedrooms and family bathroom. The property further benefits from on-site facilities and a secure underground parking space.

Battersea Reach fulfils the retail and leisure requirements of a sophisticated modern lifestyle, with easy access to a wide neighbouring network of bars, restaurants & world-class shopping in the immediate area.

- Three Double Bedrooms
- Two Bathrooms
- River views
- Underground Parking
- Private Balcony
- 24/7 concierge service

Asking Price £1,750,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
1-34			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 979 years

Service Charge: £9000

Ground Rent: £275

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

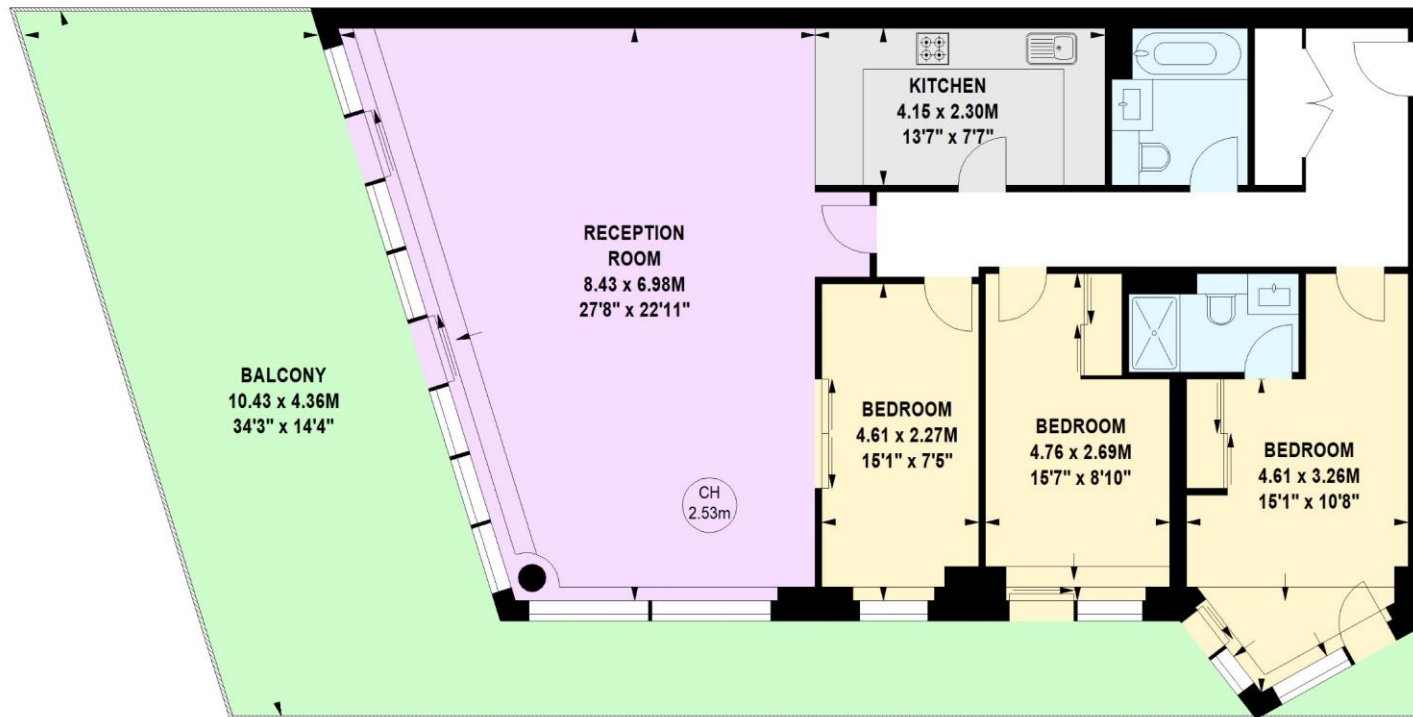
chestertons.co.uk

Ensign House, Juniper Drive, SW18

Approximate gross internal area
122.91 sq m / 1323 sq ft



Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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