



Molasses House  
Clove Hitch Quay, SW11







This spacious 2 bedroom, 2 bathroom apartment extends to around 889 square feet, and sits on the first floor (with lift) of Molasses House, a sought after modern block on the banks of the river Thames. The property benefits from stunning views across the river from both windows within the dual aspect open plan kitchen/reception room, as well as secure underground parking with separate secure storage cage.

Molasses House forms part of Plantation Wharf, a popular Riverside development dating to the mid 1990s. With the Thames Path directly on your doorstep, you are just a short stroll along the river from an array of superb restaurants and bars. Clapham Junction and Wandsworth town stations are both within a 10 minute walk, and the River Bus offers quick access to the city and West End from Plantation Pier.

- 2 Double Bedrooms, 2 Bathrooms
- Stunning River Views
- Secure Underground Carpark
- 24 Hour Concierge
- Dual Aspect Reception Room
- Chain Free

Offers in excess of  
£750,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-81	C		
55-69	D		
49-55	E		
41-49	F		
35-41	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 114 years 10 months

**Service Charge:** £5645.82 Reserve Charge, Sinking Fund, Parking, Refuse Collection, Common Parts Maintenance

**Ground Rent:** £400

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

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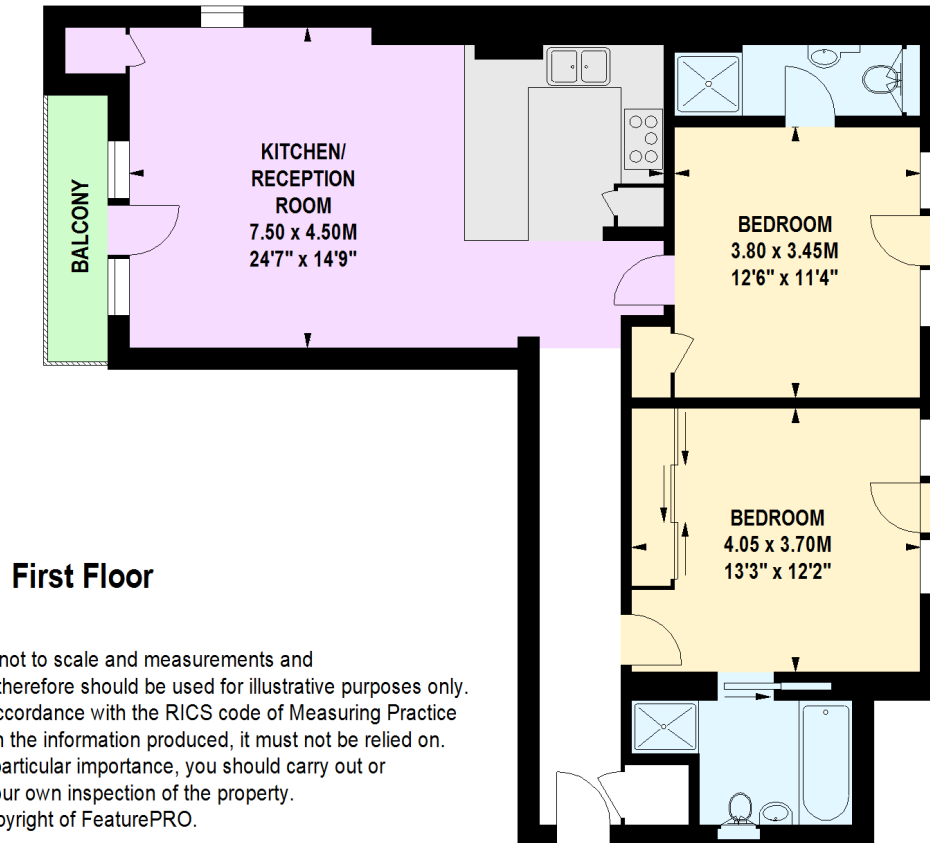
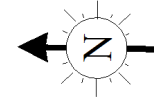
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# Molasses House, SW11

Approximate gross internal area

82.59 sq m / 889 sq ft



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

