



Flotilla House
Juniper Drive, SW18





An immaculately presented two-bedroom apartment with a larger than average footprint of 880sq ft.

The property offers a generous sized open plan kitchen/living room with access onto a large East facing balcony to let occupants enjoy a morning coffee in the sun. The property further offers two large double bedrooms with the master benefitting from an en-suite and bespoke dressing area with additional built in storage that has been added by the current vendors. A separate family bathroom and a large utility cupboard complete the property. Further benefits are underfloor heating and parking in the underground secure development carpark.

The current owners have really added some great benefits to the apartment during their ownership such as an additional sink in the utility room and air conditioning units in the living room and master bedroom.

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.

- Two bedrooms
- 880sq ft
- Balcony
- Parking
- Air conditioning

Offers in excess of
£700,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
49-54 E		
35-48 F		
21-34 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 977 years 9 months

Service Charge: £5886

Ground Rent: £375

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

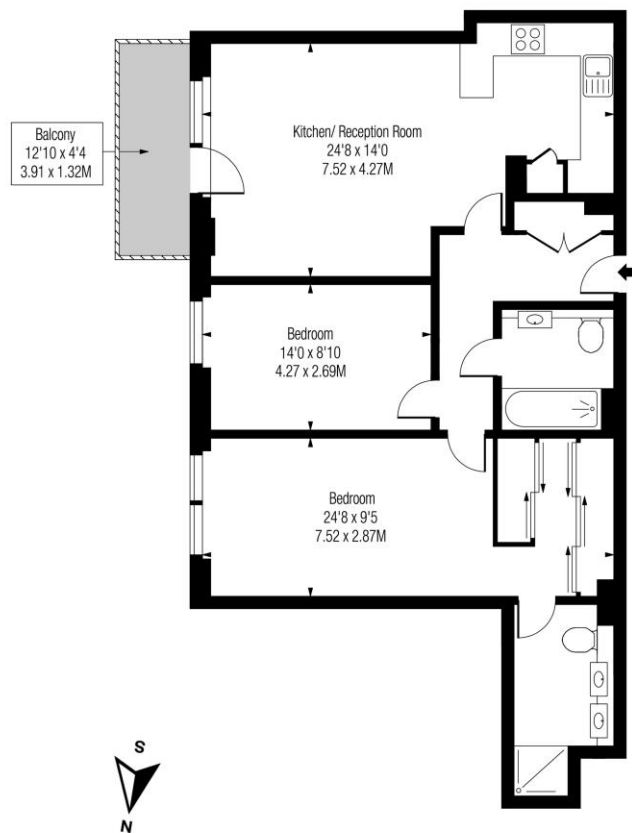
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Flotilla House, SW18



Seventh Floor

Approx Gross Internal Area

880 Sq Ft - 81.75 Sq M

Includes Limited Use Area - 14 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
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