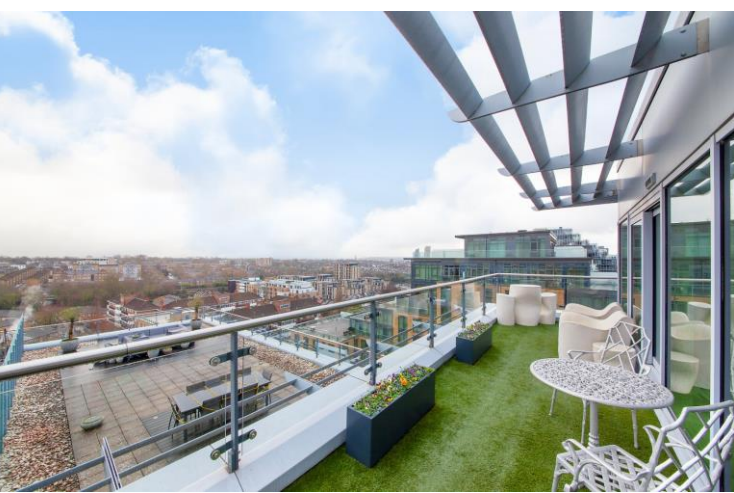




Flotilla House
Juniper Drive, SW18





Immaculately designed and decorated 10th-floor apartment with allocated underground parking and a wrap-around terrace.

The apartment offers an impressive 1,547 sq ft of internal living space. It comprises three double bedrooms, three bathrooms (two of which are en-suite), and a very spacious open-plan reception and kitchen area. The kitchen has been specially designed to include a marble worktop island, as well as integrated Siemens appliances such as a wine cooler and coffee machine. The room is dual-aspect and flooded with natural light from the nearly continuous floor-to-ceiling windows that line two sides of the room. These windows also provide views over the River Thames and back towards the city. Additional features of the property include built-in air conditioning, underfloor heating, wood flooring, built-in wardrobes, and a separate utility room.

Battersea Reach is an award-winning St George development offering residents a 24-hour concierge service and a residents-only gymnasium. The transport network can be accessed via Wandsworth Town or Clapham Junction stations for connections into and out of central London. Alternative transport is available via the Thames Clipper river taxi service, which operates from the pier located at the neighbouring Plantation Wharf.

- Three bedrooms
- Allocated Parking Space
- Air conditioning
- Wrap around terrace
- Impressive river and city views

Guide Price £1,250,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-101	B	86	86
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 978 years 4 months

Service Charge: £11000

Ground Rent: £850

Local Authority: London Borough of Wandsworth

Council Tax Band: H

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Approx Gross Internal Area

1547 Sq Ft - 143.72 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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