



Commodore House
Juniper Drive, SW18





A superb three-bedroom, two-bathroom modern apartment located in a prestigious riverside development.

The property comprises of a generous sized, bright and open plan living room that has access onto the private balcony which has great views towards the River Thames. The kitchen is fully fitted with integrated appliances, has plenty of cupboard and worktop space.

All three bedrooms are a double and have views towards the river. The master has built in wardrobes and an en-suite bathroom. The apartment is completed with a smart family bathroom and utility cupboard in the entrance hallway.

The property has the right to park in the developments underground secure carpark and is available chain free.

Battersea Reach is an award-winning St George development offering residents a 24hr concierge service and residents only gymnasium.

The transport network is accessed at Wandsworth Town or Clapham Junction Stations for connections into and out of central London. Alternative transport can be accessed by the Thames Clipper River taxi service operates from the pier located at the neighbouring Plantation Wharf.

- Three bedrooms
- Two bathrooms
- Riverside views
- Private balcony
- Chain free

Asking Price £1,050,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	75	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 978 years 4 months

Service Charge: £4645 Includes concierge, communal areas, maintenance of whole

Ground Rent: £600

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

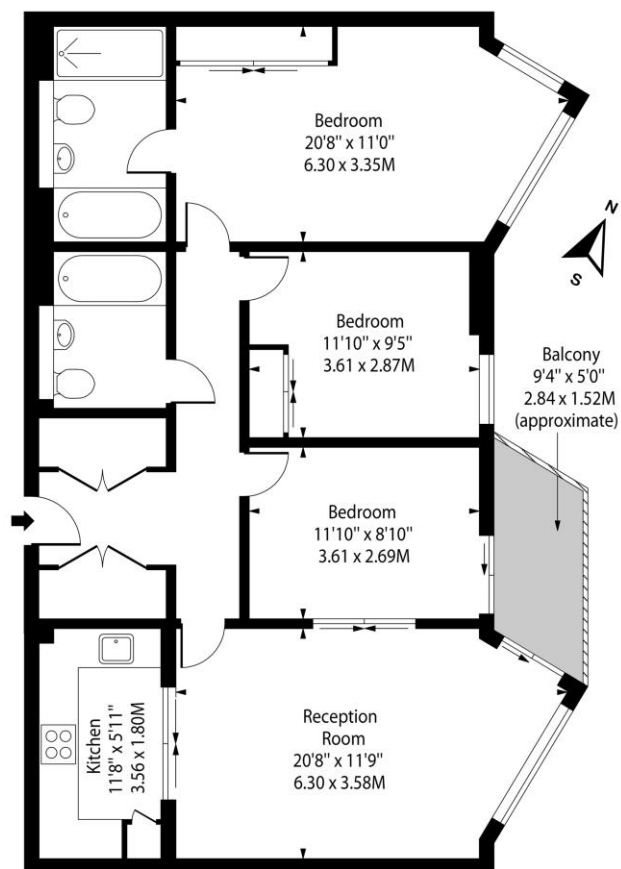
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Eighth Floor

Approx Gross Internal Area **991 Sq Ft - 92.07 Sq M**

Includes Limited Use Area - 12 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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