



Quarter House, London

CHANDLERS

2 Quarter House

Juniper Drive, London, SW18 1GX
Shared Ownership £240,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band B

Quarter House, a spacious first floor modern apartment located within Battersea Reach riverside development with green spaces, riverside walks, cafe, bar, Tesco Express & restaurant facilities on site. Wandsworth Town Station is a five minute walk, Clapham Junction approximately fifteen minutes, Quarter house has 24-7 concierge and an on site gym.

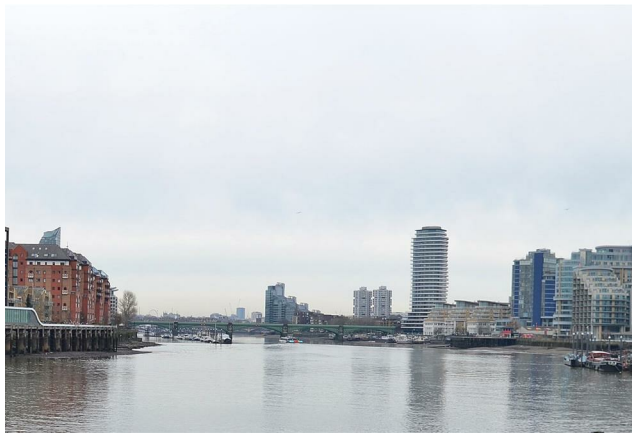
The spacious accommodation is bright & airy with many floor to ceiling windows, doors that open onto the private balcony. Two double bedrooms, a large open plan living space with a well planned kitchen all with under floor heating. There is an underground car parking area [no allocated space] but there is secure Bicycle storage accessible from the lift. The main entrance reception has a guest seating area and a high end specification to communal areas.

The list price is for a 40% share of the property the lease has 979 years remaining, the rental share for the property is £850 per month, service charges are £496 Per month and include, building insurance, under floor heating costs to the property, Concierge, on site Gym. Council Tax Band F £116 PCM



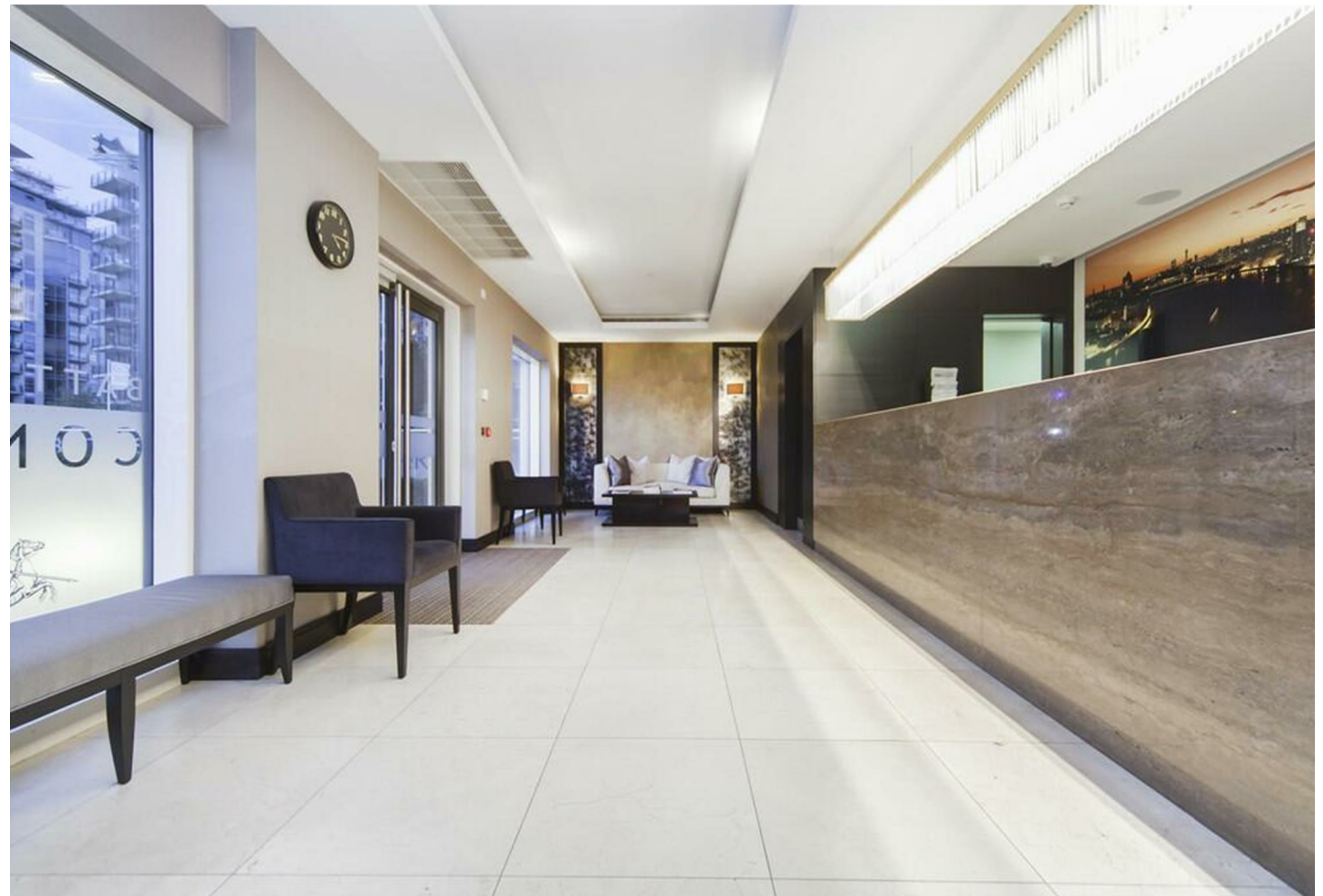
- Award Winning Riverside Complex with Tesco Express, Cafe, Bar & Restaurant
- Walk to nearby Rail, Bus & River Bus
- Two Double Bedroom Contemporary Apartment with Underfloor Heating
- Open Plan Living with Floor to Ceiling windows and Private Balcony
- 24-7 Concierge, On site Gym & Thames River Walks
- Secure underground Cycle Storage
- 999 Year Lease with 979 Remaining
- EPC Band B







What makes it special...





GROSS INTERNAL
FLOOR AREA 907 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 907 SQ FT / 84 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

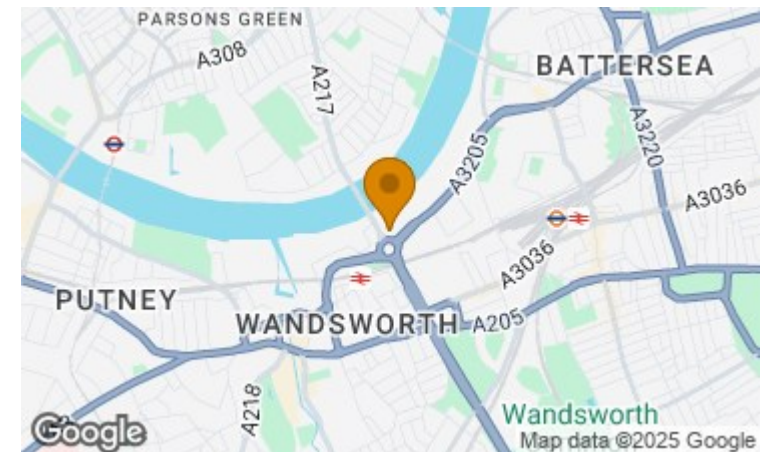
QUATER HOUSE

date 06/09/24



Additional/Material Information

- Local Authority is Wandsworth
- Council tax Band F
- Tenure – Leasehold
- Mains, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	