



Juniper Drive, London

CHANDLERS
FINE HOMES

Quarter House Juniper Drive

Wandsworth, London, SW18 1GX

£600,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

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.

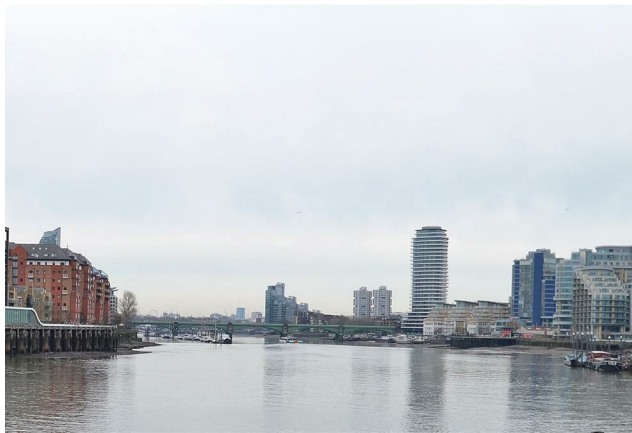
The spacious accommodation is bright & airy with many floor to ceiling windows, doors that open onto the private balcony. Two double bedrooms, a large open plan living space with a well planned kitchen all with under floor heating. There is an underground car parking area [no allocated space] but there 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 lease has 978 years remaining, service charges are £552 Per month and include, building insurance, under floor heating costs to the property, Concierge, on site Gym. Council Tax Band F Ground Rent £400 Per annum from November 2004 doubling every twenty years for the first 100 years., £800 PA from November 2024 to November 2044.



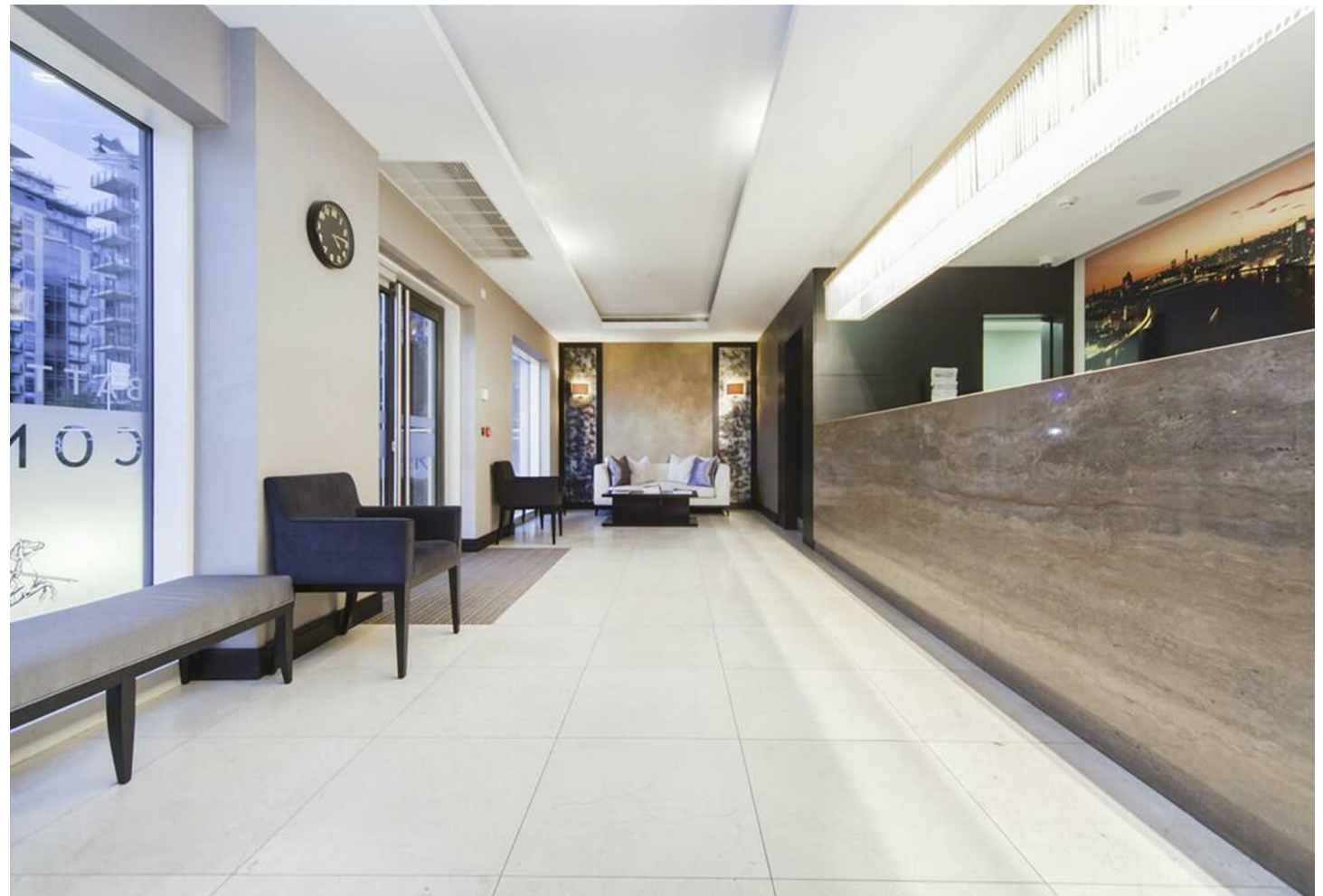
- Two Double Bedroom Contemporary Apartment with Underfloor Heating
- Open Plan Living with Floor to Ceiling windows and Private Balcony
- 24-7 Concierge, On site Gym & Thames River Walks
- Secure underground Cycle Storage
- Award Winning Riverside Complex with Tesco Express, Cafe, Bar & Restaurant
-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



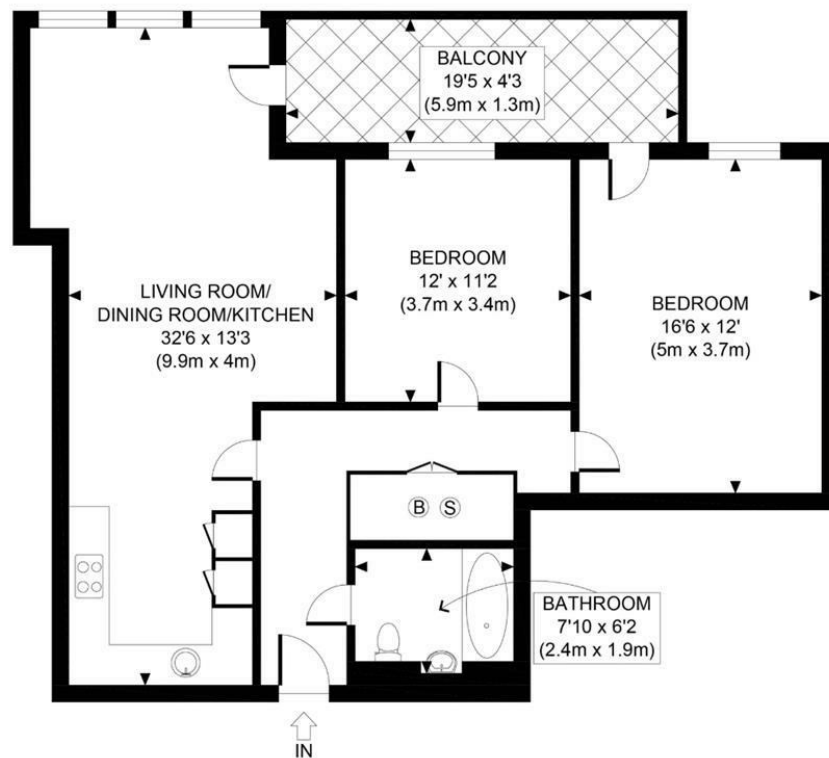




What makes it special...







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

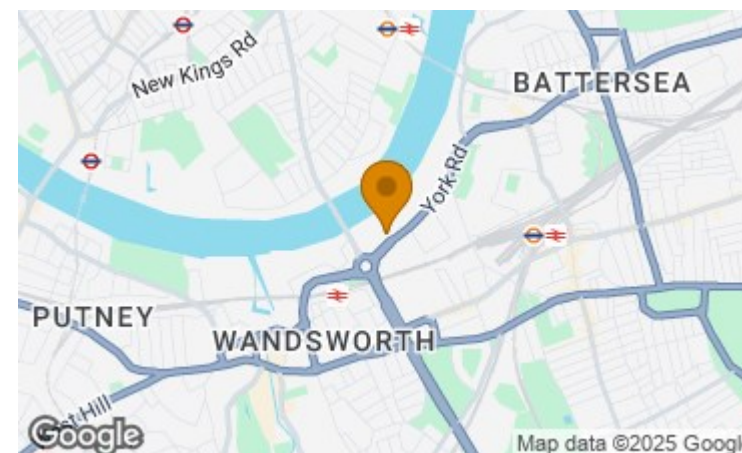
QUATER HOUSE

date 06/09/24

photoplan

Additional/Material Information

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These details

CHANDLERS INDEPENDENT ESTATE AGENTS, 01438 356635 sales@chandlers-estates.co.uk