



**Flotilla House, Juniper Drive London SW18 1FX**

**welcome to**

## **Flotilla House, Juniper Drive London**

A large first floor apartment in Battersea Reach riverside development.

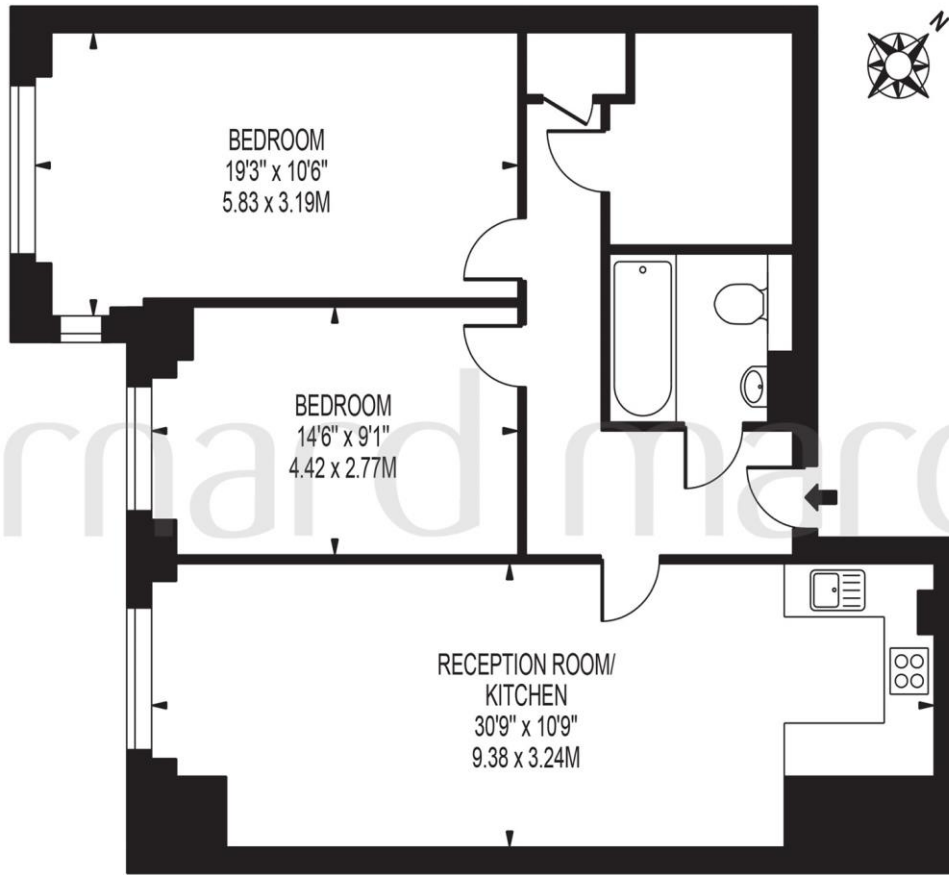
The apartment is laid out with entry into the hallway leading to all rooms, with living area to the front and accommodation to the rear. The living area is open plan with the kitchen with views over the communal gardens. Both bedrooms are good sized doubles. The family bathroom is both generous in size and well equipped. Additional benefits include an extra-large space that could be used as a home office, large storage/utility cupboard, secure door entry and lift access.

Flotilla House is ideally located for easy access to the on-site amenities, as well as a Tesco Express, a Waterside Pub and a new Italian coffee shop. You have a 24/7 Concierge and Gym in the development. There are a number of transport options with Wandsworth Town being the closest station and Battersea Power Station Zone 1 tube being a short bus ride.



# FLOTILLA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 833 SQ FT - 77.37 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Flotilla House, Juniper Drive London

- Concierge
- Gym
- Riverside Development
- Lift Access
- Extra large Storage/Home office room
- Bright and Spacious
- 40% Shared Ownership

Tenure: Leasehold EPC Rating: B

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106133](https://www.barnardmarcus.co.uk/Property/BTS106133)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
BTS106133 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 7228 8686**



[Battersea@barnardmarcus.co.uk](mailto:Battersea@barnardmarcus.co.uk)



235-237 Lavender Hill, Battersea, LONDON,  
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)