



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

**welcome to**

## **Flotilla House, Juniper Drive**

A large first floor apartment in Battersea Reach riverside development.

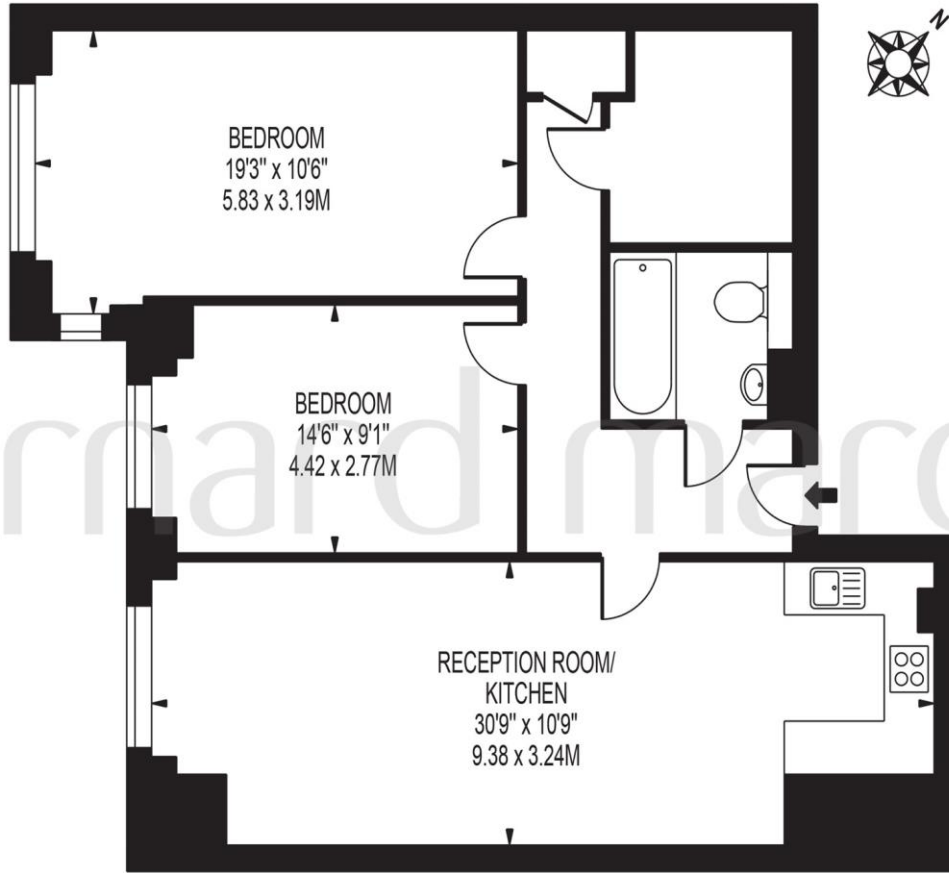
The apartment is laid out with entry into the hallway leading to all rooms, with living area to the front and accommodation to the rear. The living area is open plan with the kitchen with views over the communal gardens. Both bedrooms are good sized doubles. The family bathroom is both generous in size 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

- Concierge
- Gym
- Riverside Development
- Lift Access
- Extra Large Storage/Home office
- Bright and Spacious

Tenure: Leasehold EPC Rating: B

# £525,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106137](https://www.barnardmarcus.co.uk/Property/BTS106137)

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:  
BTS106137 - 0003

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