



barnard marcus

Baltimore House, Juniper Drive, London SW18 1TS



welcome to

Baltimore House, Juniper Drive, London

Notice Of Offer: 5 Baltimore House, Juniper Drive, London SW18 1TS. We advise that an offer has been made for the above property in the sum of £525,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

A beautifully presented two bedroom, two bathroom apartment positioned on the second floor of this imposing riverside development.

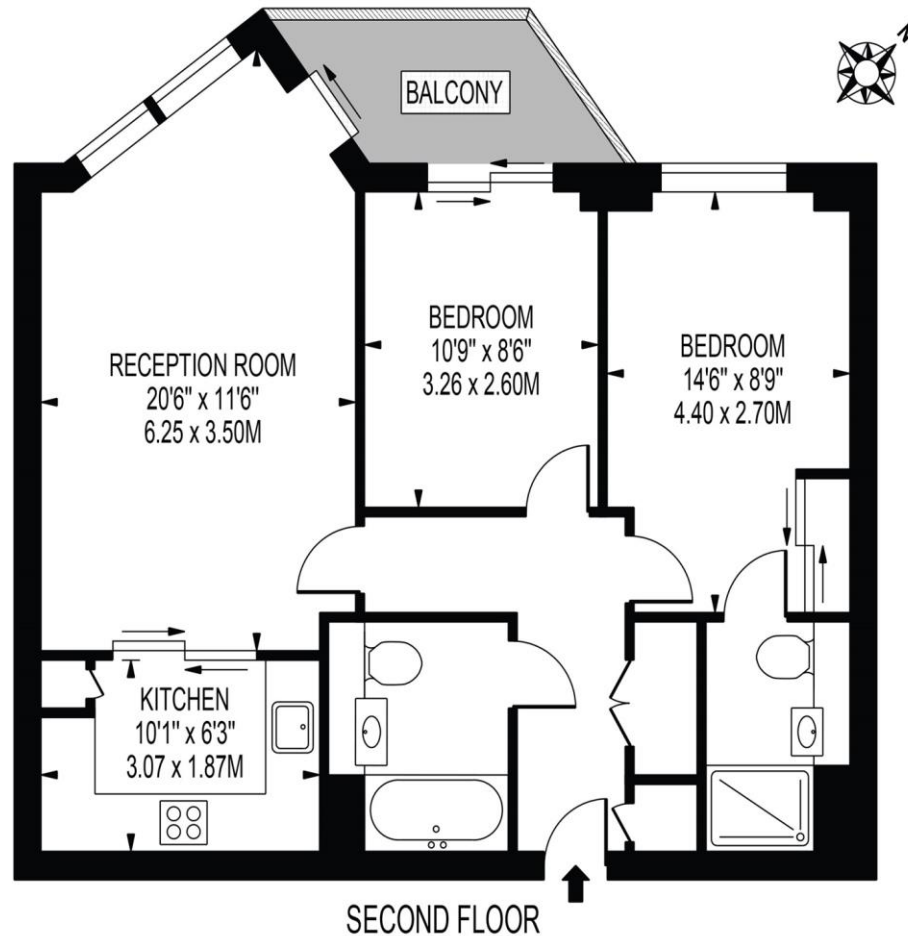
The property comprises of two double bedrooms, two bathrooms and well-appointed kitchen with open-plan reception room with floor to ceiling windows. The reception space opens onto a stunning balcony with direct views over the gardens. The apartment is immaculate throughout and offers a wealth of natural light given its position. Further benefits include a gymnasium, bar and shops.

Situated within the prestigious Battersea Reach, a short ride from Fulham and Chelsea this is a perfectly located property.



BALTIMORE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 64.02 SQ M



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.

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Baltimore House, Juniper Drive, London

- Private Balcony with Views over Gardens
- Chain Free
- Second Floor
- Open-Plan Living
- Riverside Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£530,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105016



Property Ref:
EAR105016 - 0008

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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