



## Juniper Drive, London, SW18 1GX

**£650,000**

LOCATED IN THE POPULAR QUARTER HOUSE AT BATTERSEA REACH THIS 2 DOUBLE BEDROOM APARTMENT WITH BALCONY.

The apartment is set over 839 square feet and comprises an open plan living room with beautiful wooden flooring, access to a south facing balcony, a luxury fully fitted kitchen, 2 double bedrooms and 2 beautiful bathroom suites.

Battersea Reach has become a thriving riverside community, offering contemporary designed apartments, relaxing open spaces and fast access to businesses, shops, entertainment and international travel. The award winning development offers a 24hr concierge service, residents only gymnasium, business center with private meeting room, lift access, bike storage and over six acres of landscaped open space.

Service charge £5206 per annum  
Ground rent £400 per annum  
Lease: 979 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 BEDROOMS
- 24 HOUR CONCIERGE
- RESIDENTS GYM
- 2 BATHROOMS
- UNDERFLOOR HEATING
- DIRECT ACCESS TO THAMES PATH
- OPEN PLAN LIVING SPACE
- COMFORT COOLING

# Juniper Drive, London, SW18 1GX



QUARTER HOUSE



BEDROOM



RECEPTION ROOM



BEDROOM



KITCHEN



BEDROOM

**Juniper Drive, London, SW18 1GX**



**BEDROOM**



**BATHROOM**



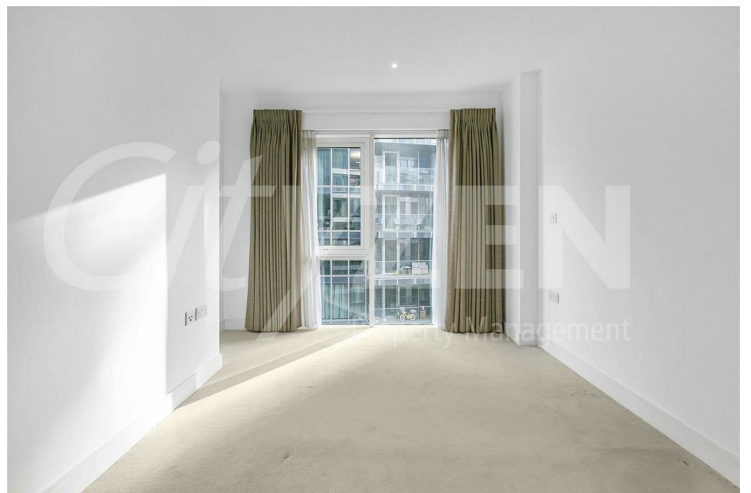
**EN SUITE SHOWER ROOM**



**BATHROOM**



**EN SUITE SHOWER ROOM**



**BEDROOM**

**Juniper Drive, London, SW18 1GX**



**BEDROOM**



**RECEPTION ROOM**



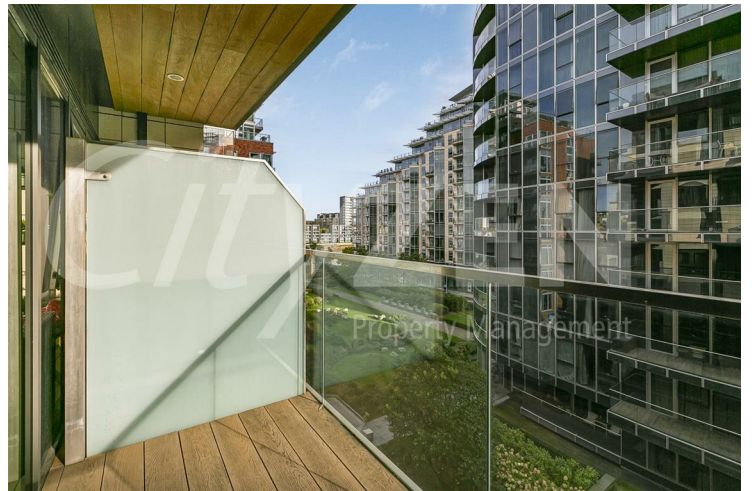
**BEDROOM**



**KITCHEN**



**RECEPTION ROOM**



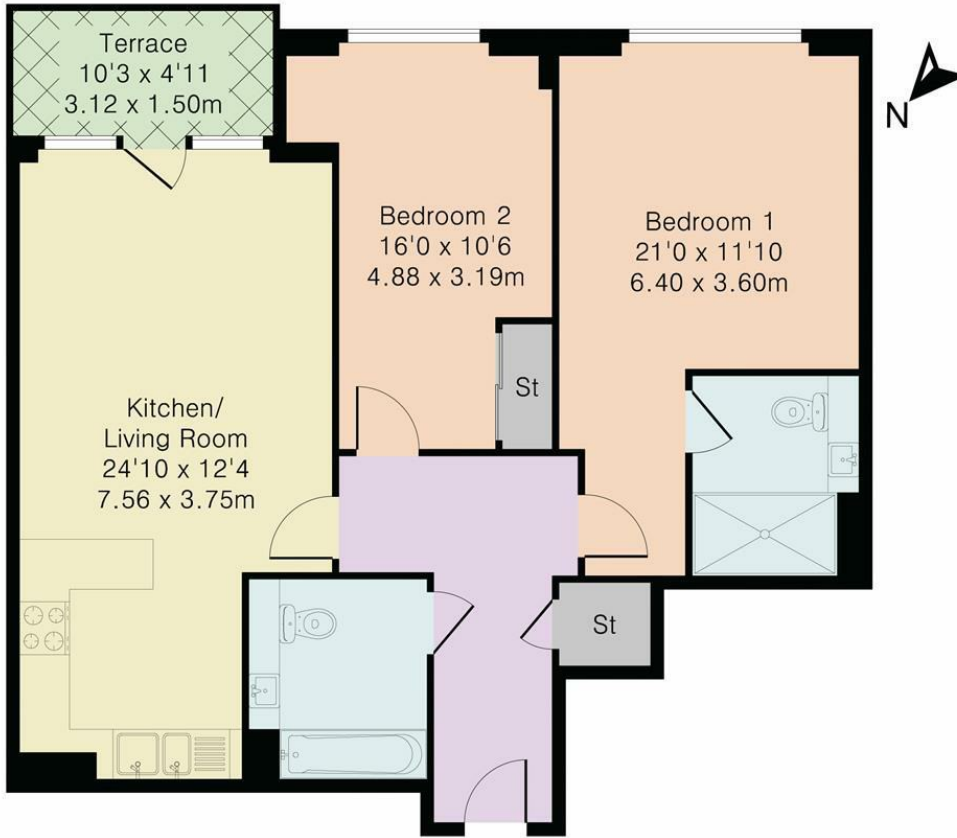
**BALCONY**

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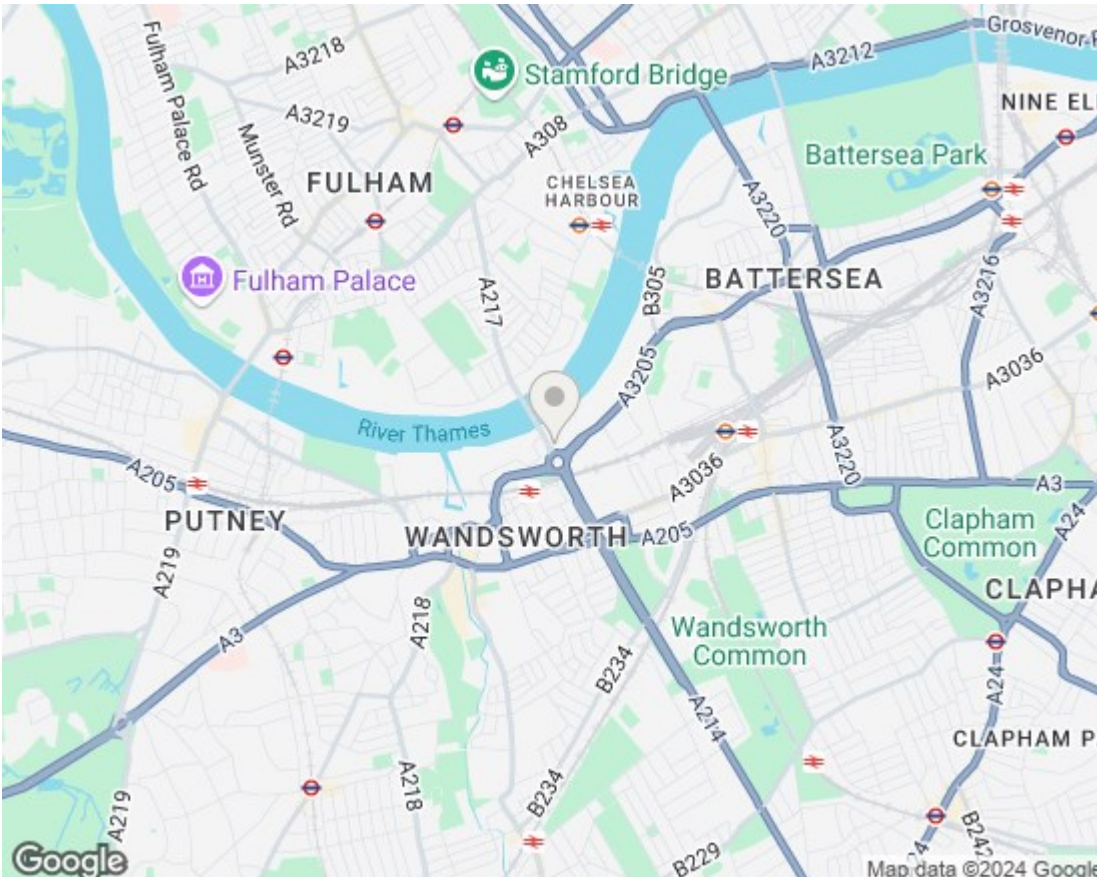


ENTRANCE

# Approximate Gross Internal Area 839 sq ft - 78 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.