



Commodore House, Juniper Drive, London **SW18**



# Commodore House, London SW18

A wonderful two bed flat in Battersea Reach with stunning River Thames views. This superb riverside apartment has extensive, north and west facing balconies, overlooking the Capital, river and beautiful landscaped gardens.

The flat comprises of two bedrooms with the principal benefiting from an en suite shower room. The kitchen is semi open-plan with the reception room having a breakfast bar separating off the two rooms, allowing plenty of natural light in. There is also a study that is split off from the reception room by sliding doors allowing it be closed off for privacy or used as part of the open plan living as a dining room.



**Guide price:** £1,250,000

**Tenure:** Leasehold: approximately 980 years remaining

**Service charge:** £11,962.44 per annum, reviewed yearly, next review due 2024

**Ground rent:** £325 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





Battersea Reach is an award winning St George development offering residents a 24 hour concierge service, residents only gymnasium and business centre with a private meeting room. Further onsite facilities include a coffee shop, a Tesco Express, and a Young's Waterfront bar and restaurant.

Local transport links are provided by Wandsworth Town or Clapham Junction Station (National Rail) for connections into and out of central London with buses providing access across the river to Fulham and Chelsea.

Battersea Reach has easy access to the river boat service with five River Bus routes running from 21 piers between Putney and Woolwich. Please note some of the images in these particulars are computer generated.

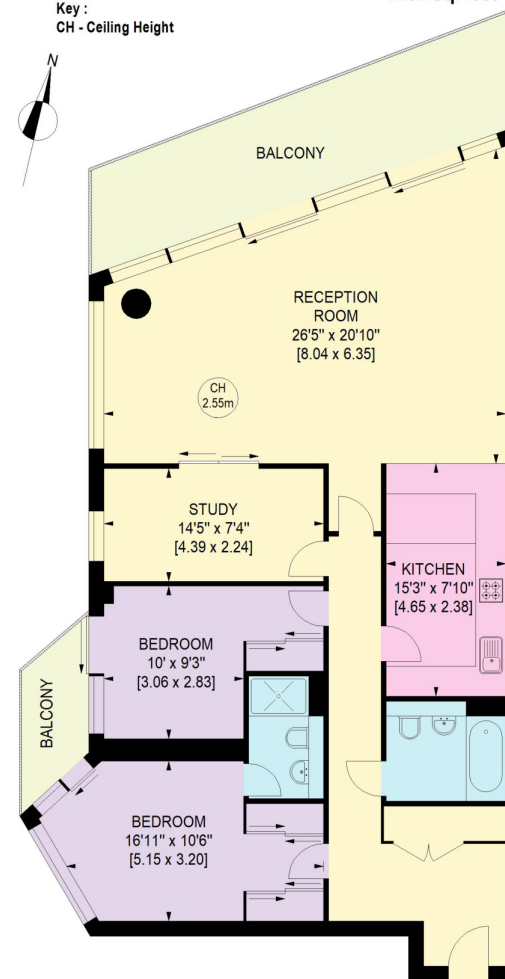


# Commodore House, Juniper Drive, SW18

Approximate Gross Internal Area : 117.24 Sq. metres

1262 Sq. feet

Key :  
CH - Ceiling Height



FOURTH FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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