



Trafalgar House  
Juniper Drive, SW18





This impressive one-bedroom, fourth floor apartment is set within the prestigious Battersea Reach development on the south bank of the River Thames. With accommodation of 575 sq ft, this spacious apartment is finished to a high specification, with neutral décor and contemporary fittings throughout.

The apartment includes a modern open plan kitchen/reception with space for a generous dining table and access to a south-west facing private balcony with far reaching views. The apartment further includes a generous sized double bedroom, a modern bathroom, a large storage and utility cupboard.

Battersea Reach boasts beautiful communal gardens, an onsite concierge, a private residence gym and a number of shops, cafes, restaurants and bars. The property has excellent transport links nearby and is serviced by numerous buses, Wandsworth Town and Clapham Junction mainline stations are a short walk away. There are numerous shops, cafes and pubs in nearby Old York Road, the Southside shopping center and Wandsworth Town.

Battersea Reach is also well-positioned next to Wandsworth Bridge providing easy access to Fulham, Chelsea and the Kings Road.

- One Bedroom
- Open Plan
- South west facing balcony
- 575sq ft
- Immaculately presented

Offers in excess of  
£425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 88 years 8 months

**Service Charge:** £3671

**Ground Rent:** £150

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

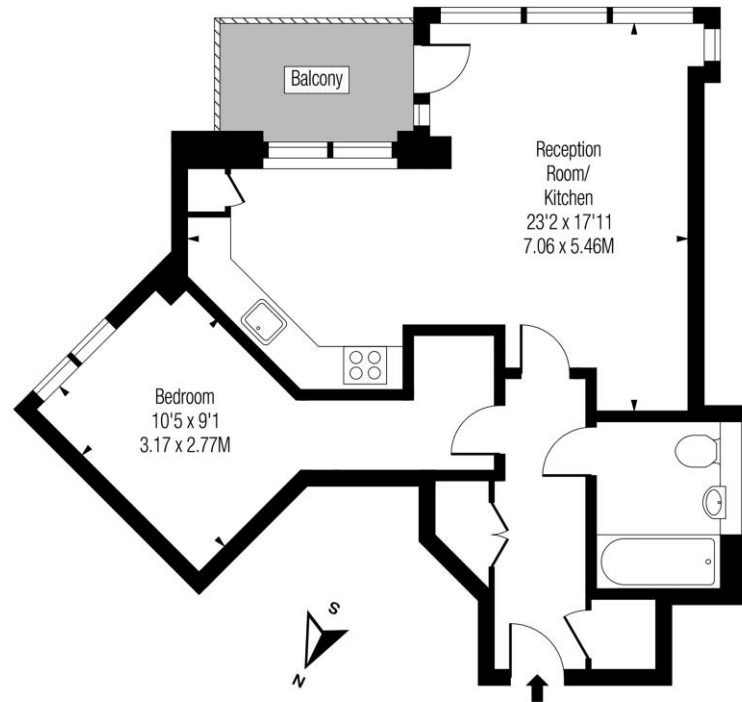
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## Trafalgar House, SW18



Fourth Floor

Approx Gross Internal Area **575 Sq Ft - 53.42 Sq M**

Includes Limited Use Area - 8 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
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