



Kingfisher House
Juniper Drive, SW18





A beautiful modern apartment in the renowned Battersea Reach riverside development with secure underground parking and a private balcony with river views.

Located on the first floor with an East facing aspect that benefits from river views, this apartment is spacious throughout with a bright and airy feel. This stylish home comprises of two well-proportioned double bedrooms, two bathrooms (one en suite), bright open-plan reception with dining space & high spec modern kitchen.

The development offers 24 hours concierge, residents only gym and business centre with a private meeting room. Further on-site facilities included a coffee shop, a French patisserie, Tesco express, hair & beauty salon, Fitness studio, health care clinic, riverside nursery and a waterfront bar & restaurant.

Wandsworth Town and Clapham Junction (National Rail) stations are within easy reach for connections to central London and buses providing access across the river to Fulham & Chelsea. Thames Clipper river service pier is located a few hundred yards away. Old York Road is close by with boutiques and cafes along with Southside shopping centre offering a large selection of high street shops, Waitrose, Sainsbury's and Cineworld multiplex.

- Two double bedrooms and two bathrooms
- Secure underground car parking space
- Private balcony
- River views
- 24hr concierge and onsite gym
- Beautifully presented

Asking Price £600,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	73	73
55-68	D		
49-54	E		
41-48	F		
35-39	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold

Service Charge: £4900

Ground Rent: £125

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

SW11 3AU

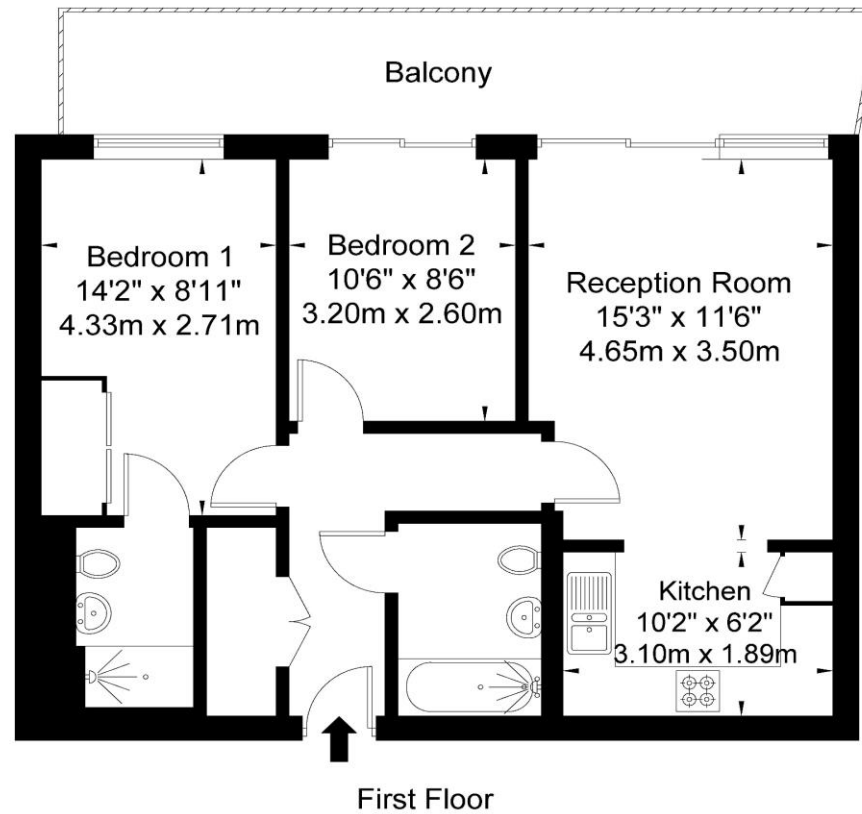
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Kingfisher House, Juniper Drive SW18 1TX

Approx Gross Internal Area = 61.9 sq m / 666 sq ft



Ref

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