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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 20th April 2026



JASMINE HOUSE, JUNIPER DRIVE, BATTERSEA REACH, LONDON, SW18

Century21

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www.century21uk.com



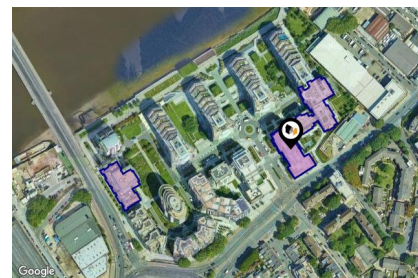
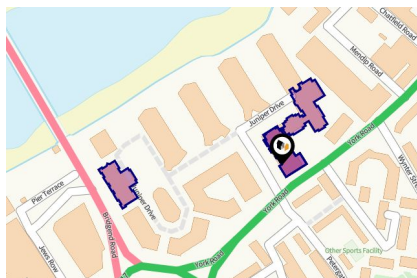
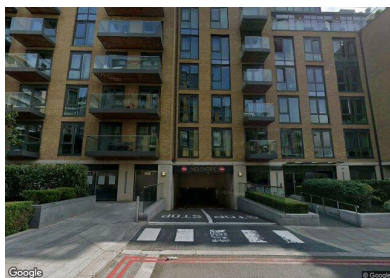
Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Discover urban living at its finest in this stylish apartment located at Battersea Reach. This modern Studio apartment is perfect for those seeking comfort and convenience in a location on the River Thames. The apartment features a well-designed layout that maximizes space and functionality. The inviting living/bedroom is perfect for relaxation, complete with a cosy couch and a chic coffee table. The dining area, with its elegant dining table, provides an ideal setting for entertaining guests or enjoying meals at home. The kitchen is equipped with modern appliances and ample storage, making it a joy to cook and prepare meals. The bathroom is tastefully designed, offering a serene space for bathing and unwinding after a long day. Located in a contemporary apartment building, this high-rise unit offers stunning views of the surrounding urban landscape. The building is well-maintained and provides a secure living environment. With a monthly lease price of £2,000, this apartment is an excellent opportunity for those looking to embrace city life without compromising on comfort. Don't miss your chance to make this beautiful apartment your new home. Contact us today for more information or to schedule a viewing.



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	0		
Floor Area:	355 ft ² / 33 m ²		
Plot Area:	2.92 acres		
Council Tax :	Band C		
Annual Estimate:	£914		
Title Number:	TGL432377		

Local Area

Local Authority:	Wandsworth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



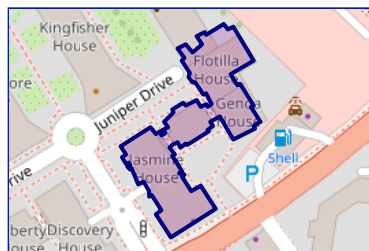
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan

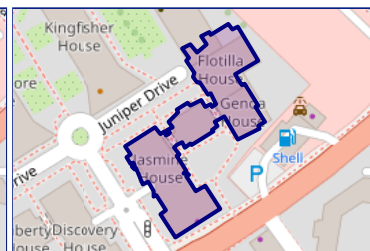


TGL138943

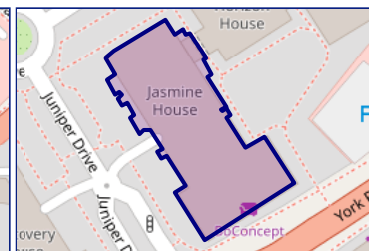
Leasehold Title Plans



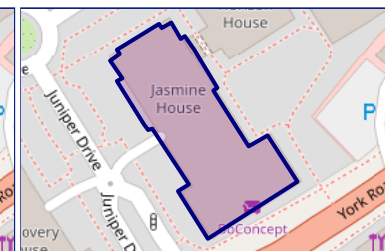
TGL432377



TGL427633



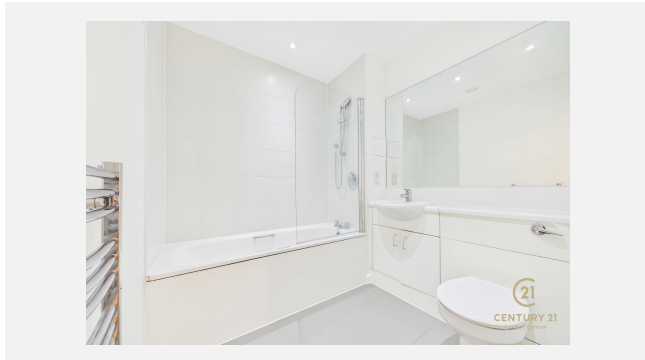
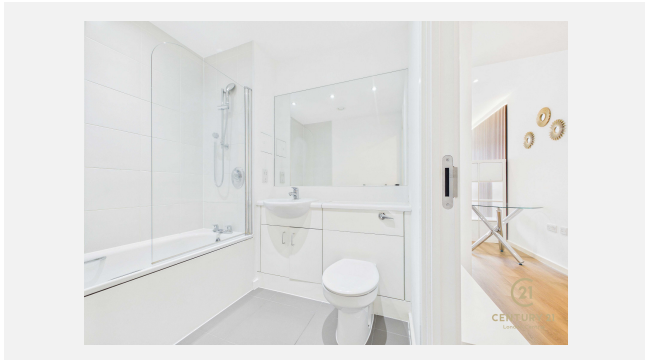
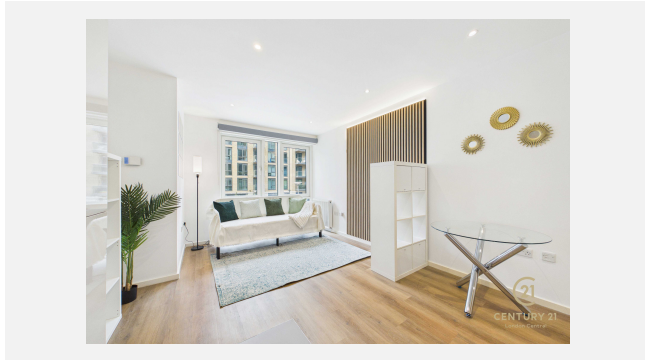
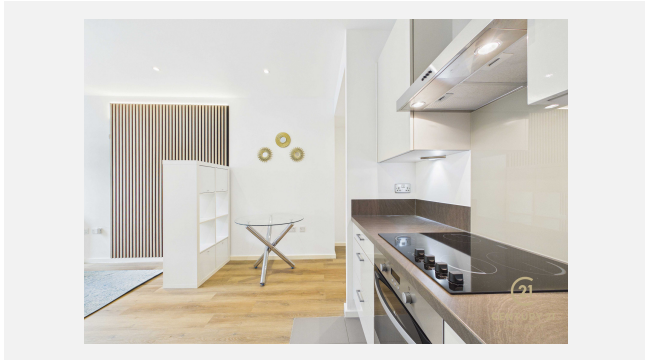
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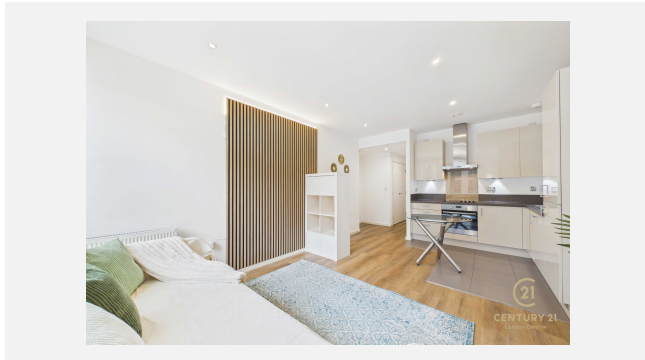
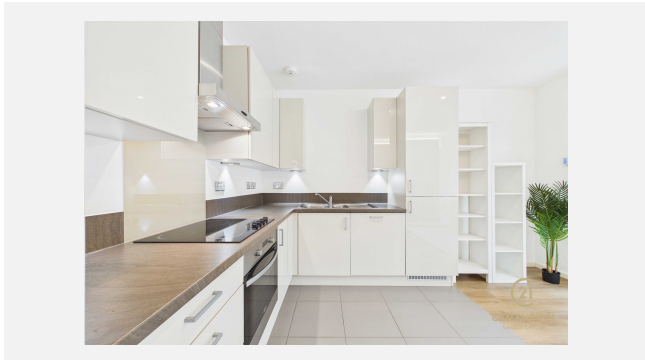
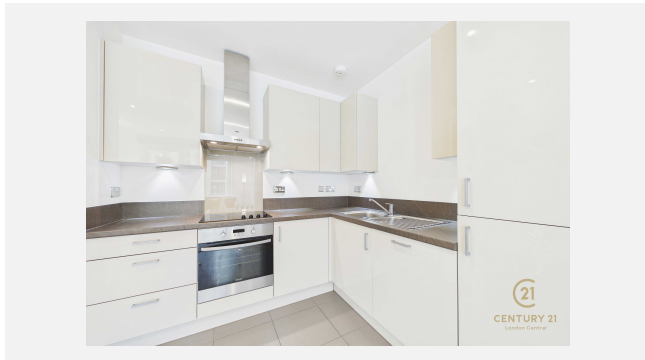
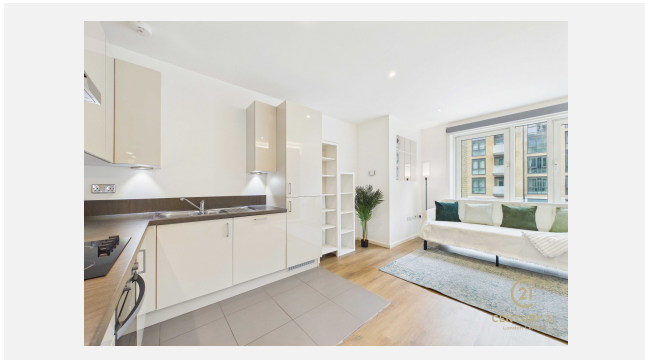
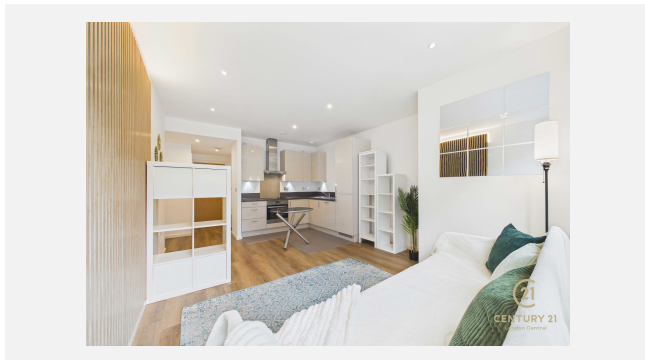
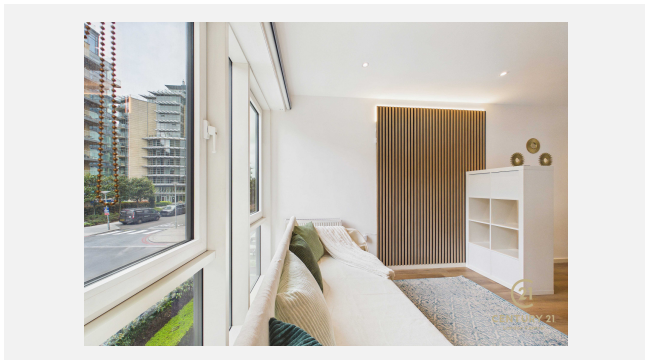
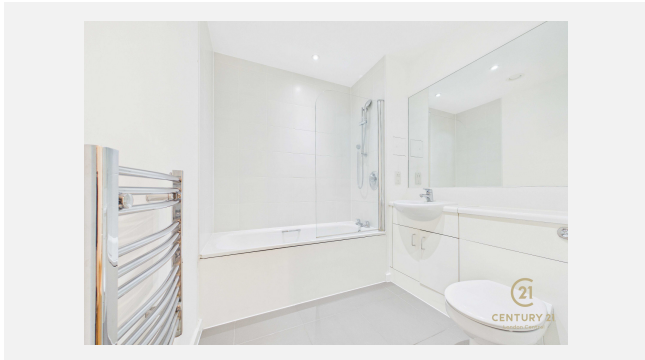


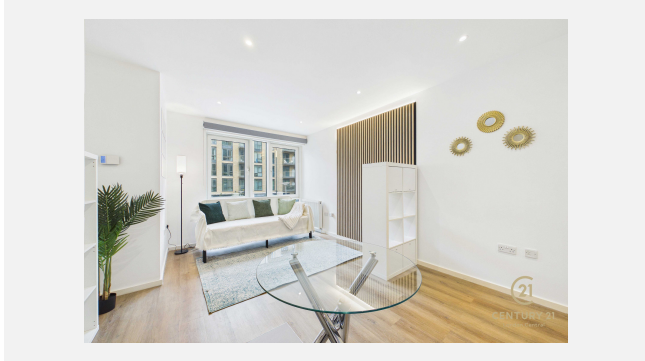
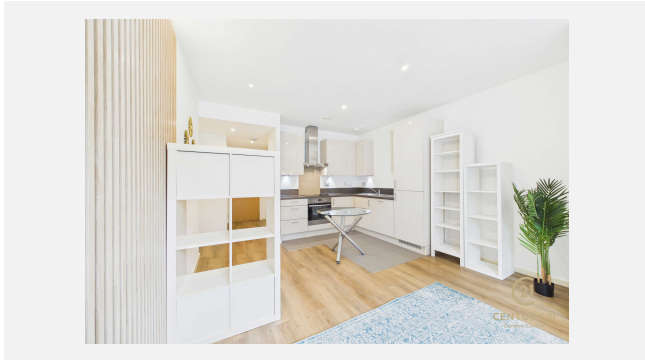
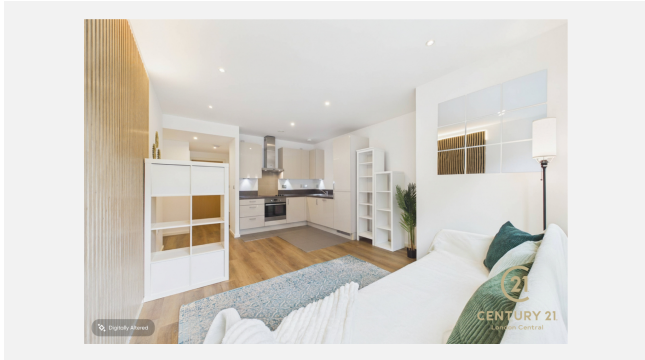
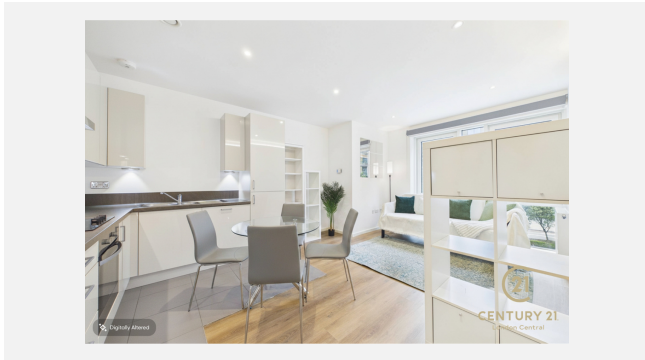
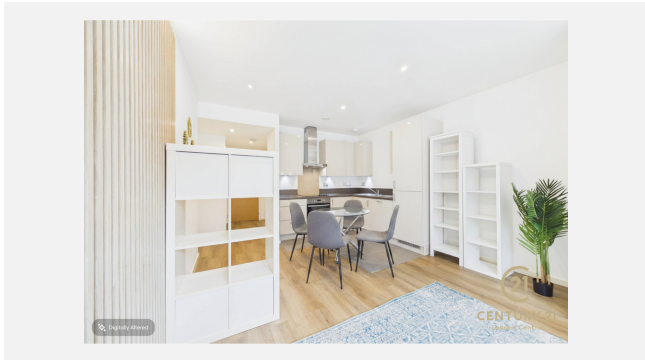
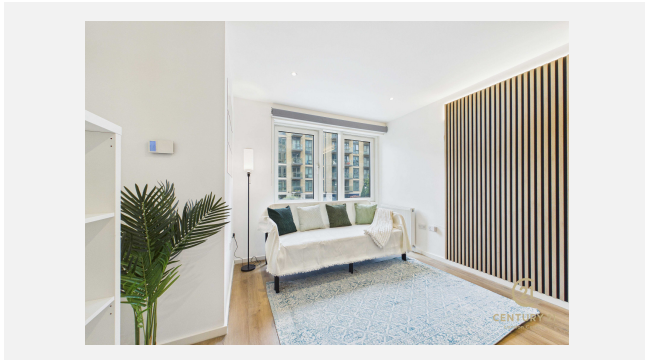
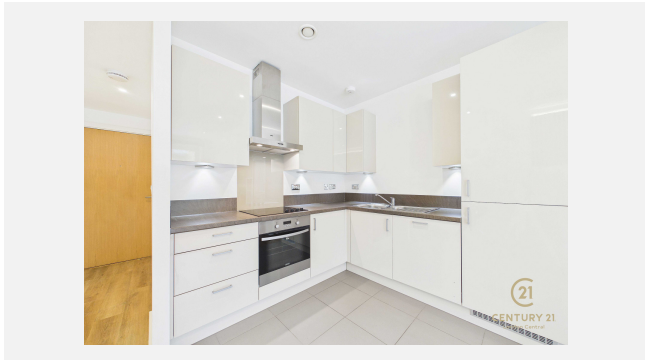
TGL369184

Start Date:	23/09/2012	Start Date:	11/06/2015	Start Date:	11/06/2015	Start Date:	24/08/2015
End Date:	01/11/3003	End Date:	01/11/3003	End Date:	01/11/3003	End Date:	01/11/3003
Lease Term:	999 years from 1 November 2004	Lease Term:	999 years (plus 12 days) from 1 November 2004	Lease Term:	999 years (plus 2 days) from 1 November 2004	Lease Term:	999 years (plus 2 days) from and including 1 November 2004
Term Remaining:	978 years	Term Remaining:	978 years	Term Remaining:	978 years	Term Remaining:	978 years

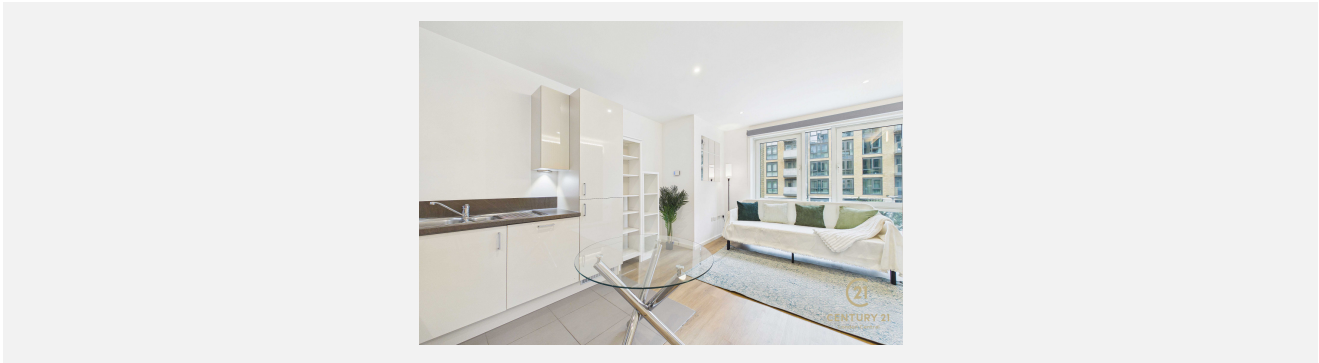
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CENTURY 21
London Central

Jasmine House, Juniper Drive
London, SW18

APPROX. GROSS INTERNAL AREA
334.95 ft² / 31.12 m²



- First Floor -

	APPROX. GROSS INTERNAL AREA The footprint of the property 334.95 ft² / 31.12 m²		APPROX. NET INTERNAL AREA Excludes walls and external features 319.0 ft² / 29.6 m²		APPROX. HEADROOM AREA below 1.5m / 4.92ft 0.0 ft² / 0.0 m²		APPROX. EXTERNAL STRUCTURAL FEATURES Balconies, Terraces, Etc 89.0 ft² / 8.3 m²
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This floor plan is for illustration purposes only - Not To Scale
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, enquires 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. Copyright turokmedia.com

Juniper Drive, SW18

Energy rating

B

Valid until 10.09.2034

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

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and room thermostat
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	33 m ²

This map displays nearby coal mine entrances and their classifications.



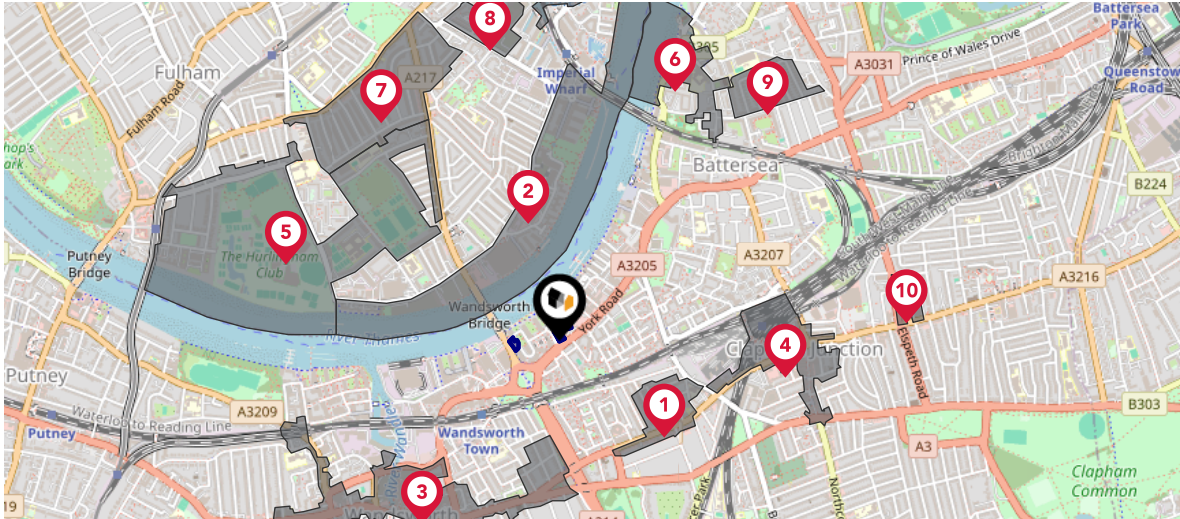
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

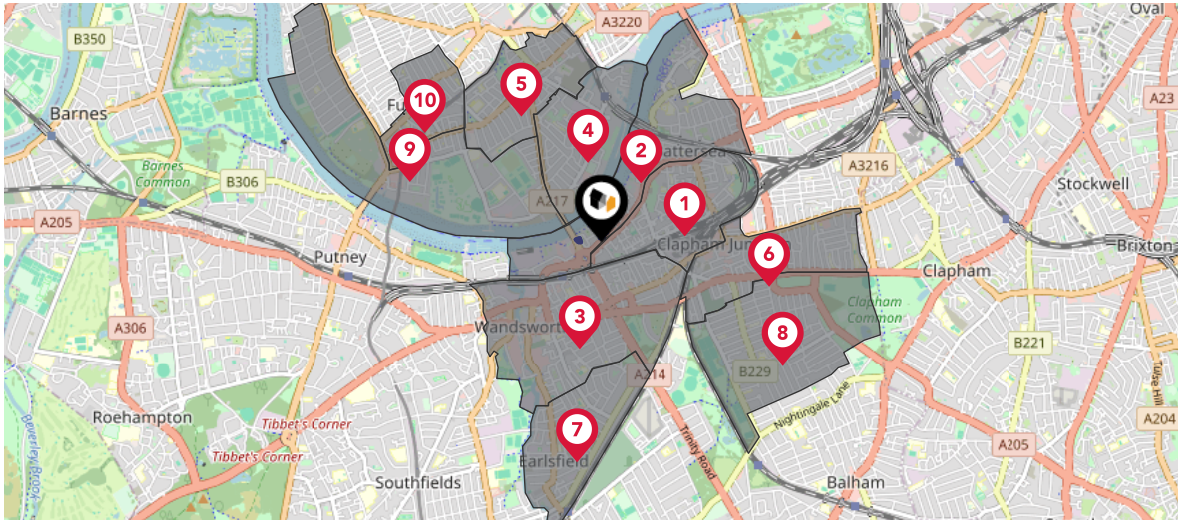
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  St John's Hill Grove
-  Sands End
-  Wandsworth Town
-  Clapham Junction
-  Hurlingham
-  Battersea Square
-  Studdridge Street
-  Imperial Square & Gasworks
-  Three Sisters
-  Town Hall Road

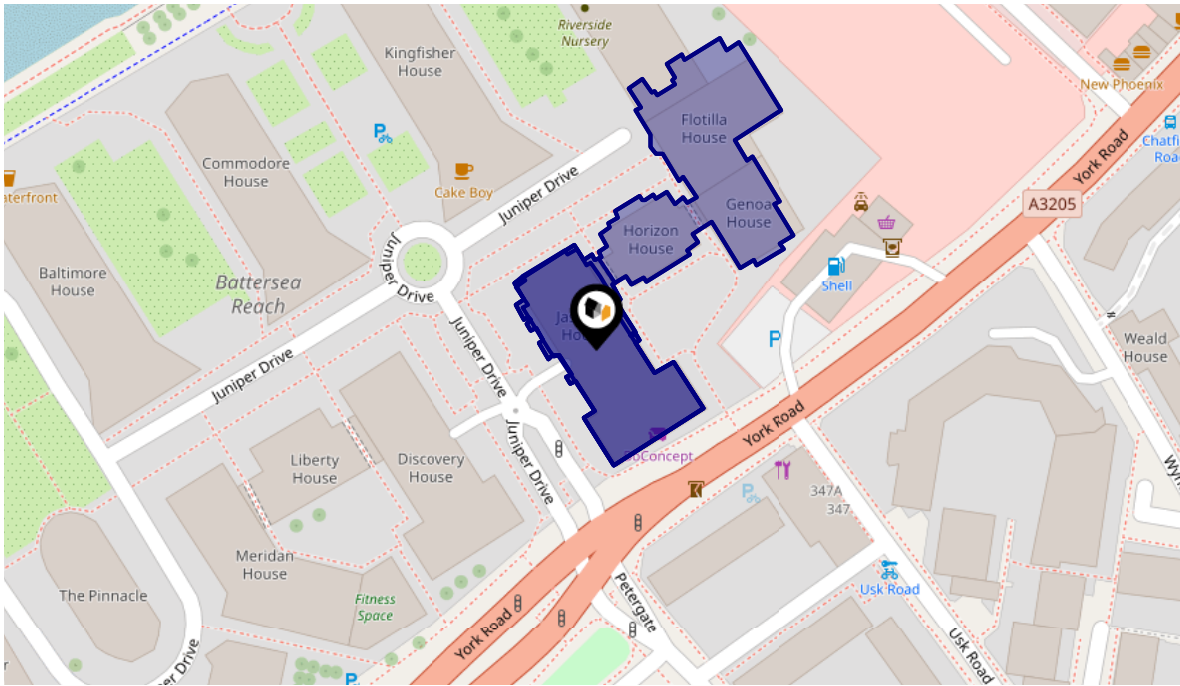
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Falconbrook Ward
-  St. Mary's Ward
-  Wandsworth Town Ward
-  Sands End Ward
-  Parsons Green & Sandford Ward
-  Lavender Ward
-  Wandle Ward
-  Northcote Ward
-  Palace & Hurlingham Ward
-  Fulham Town Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

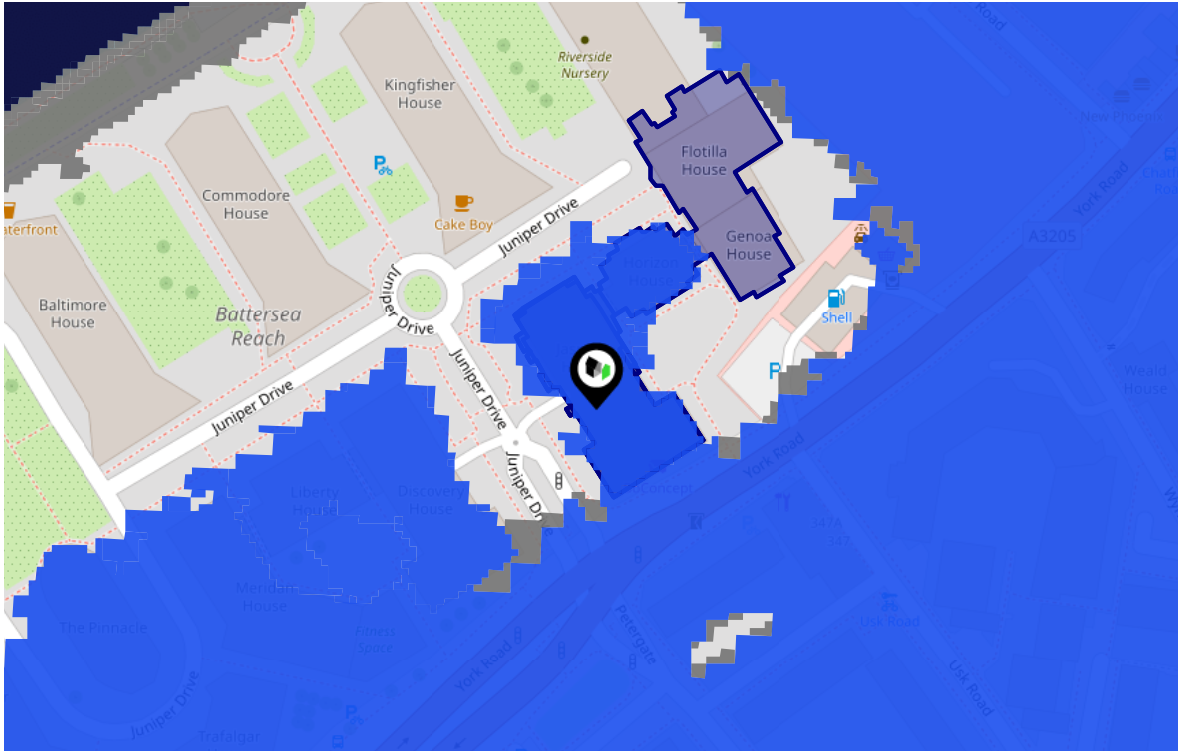
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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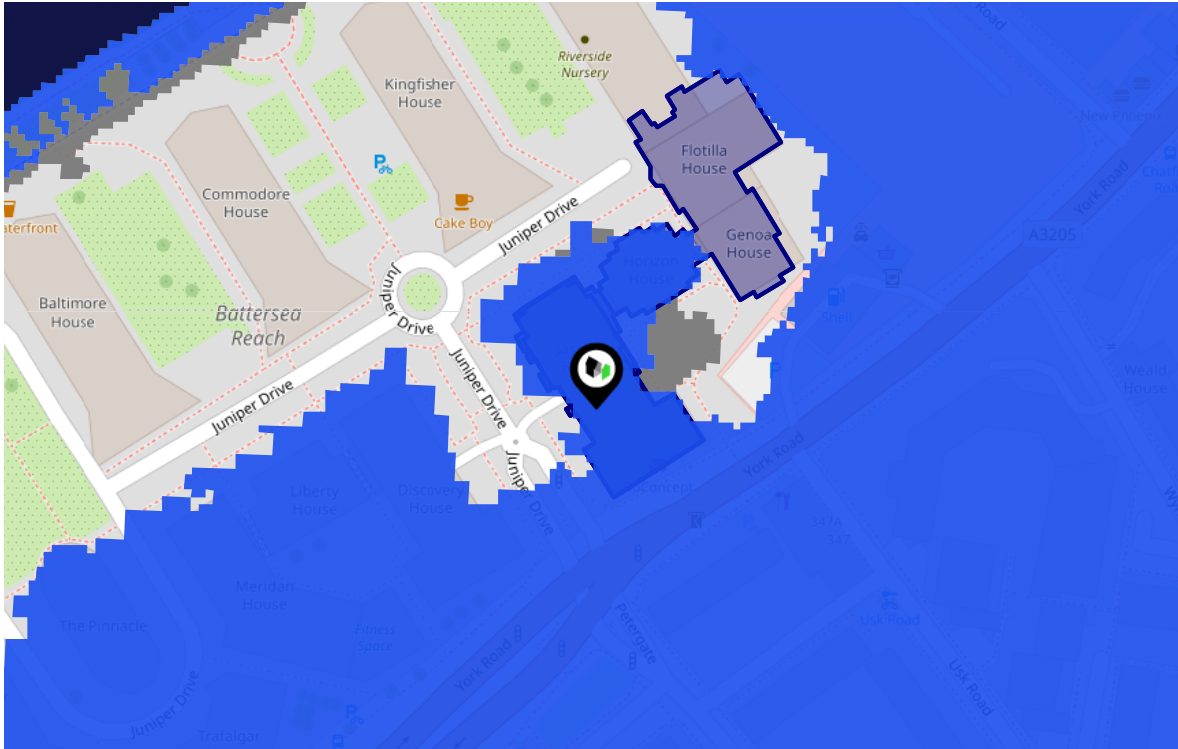


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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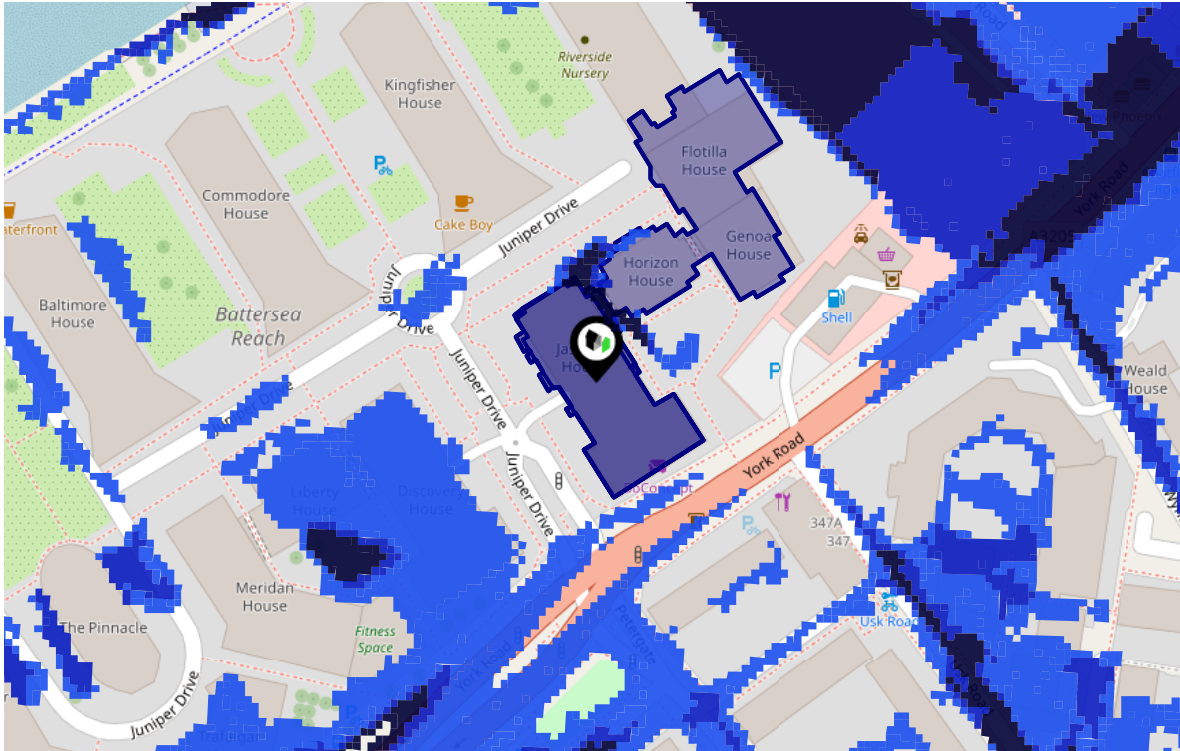


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

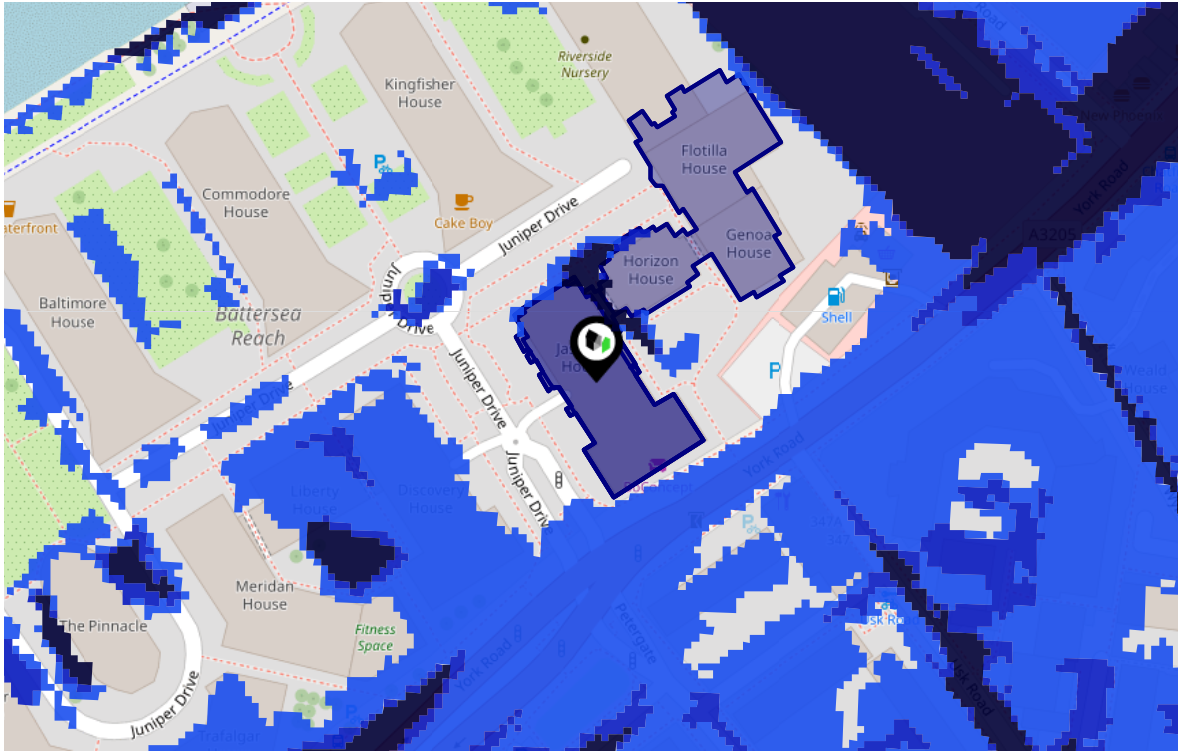


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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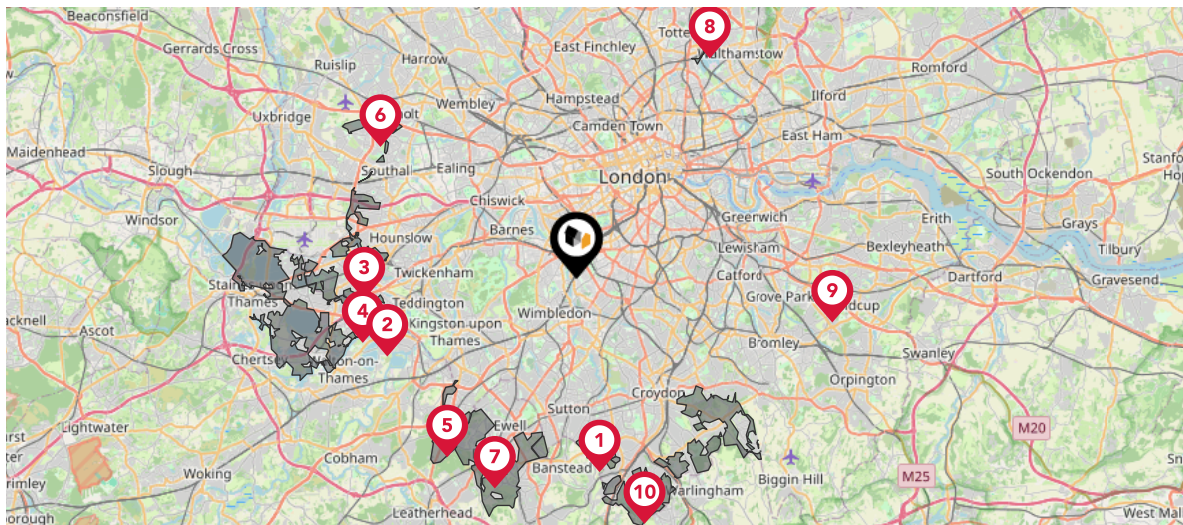
Chance of flooding to the following depths at this property:













KFT - Key Facts for Tenants



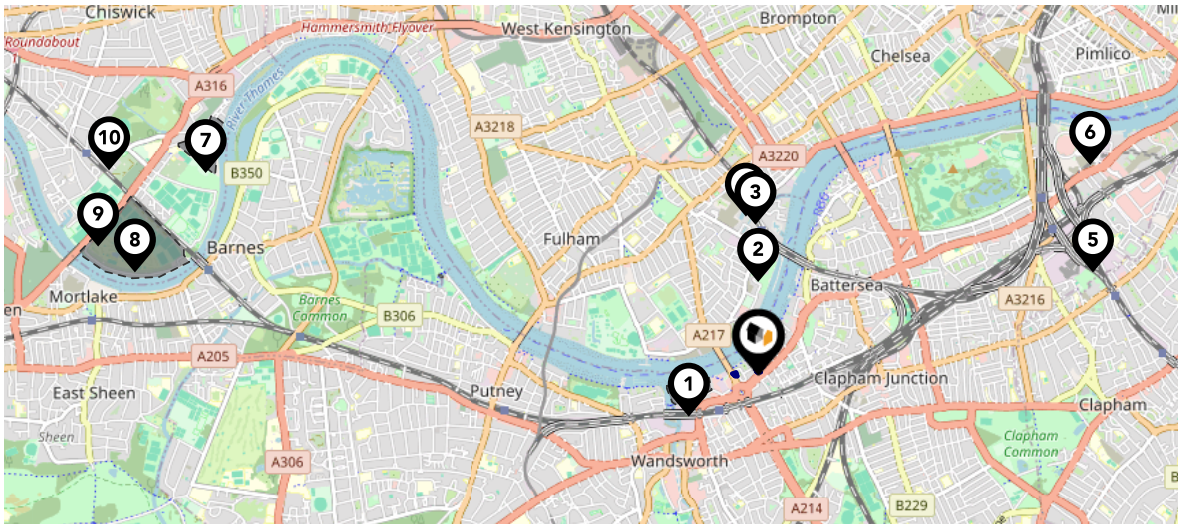
This map displays nearby areas that have been designated as Green Belt...























Nearby Green Belt Land

-  London Green Belt - Sutton
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Ealing
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Haringey
-  London Green Belt - Greenwich
-  London Green Belt - Croydon

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Feathers Wharf-Wandsworth, London	Historic Landfill 
	Townmead Road-Sands End, London SW6	Historic Landfill 
	St John's Metals-Walham Green, Chelsea, London	Historic Landfill 
	Chelsea Creek-Walham Green, Chelsea, London	Historic Landfill 
	Linford Street-London SW8	Historic Landfill 
	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill 
	Corney Road-Chiswick, London W4	Historic Landfill 
	Dukes Meadow-Great Chertsey Road, London	Historic Landfill 
	Hartington Road Sports Ground-Hartington Road	Historic Landfill 
	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill 

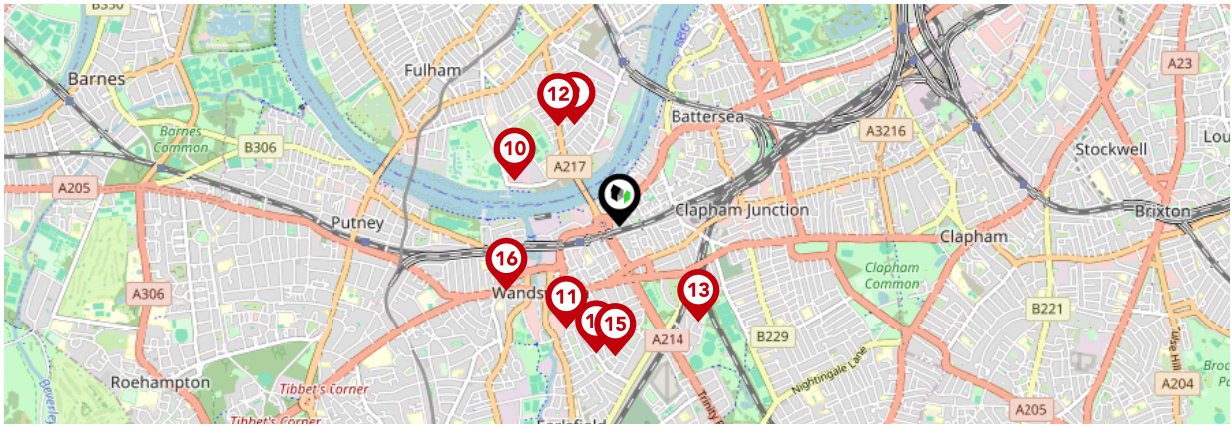
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1184233 - Wandsworth Garage Bus Depot (london Transport Executive)	Grade II	0.2 miles
	1065525 - Gateway To London City Council East Hill Housing Estate	Grade II	0.3 miles
	1184815 - 92, St John's Hill Sw11	Grade II	0.4 miles
	1184206 - Cotterell And Allen Table Tomb	Grade II	0.4 miles
	1482128 - The Former Exhibition Block Of Watson House, Now The Piper Building, And The Attached Relief Panels By John Piper	Grade II	0.4 miles
	1065536 - Huguenot Burial Ground Paggen Table Tomb	Grade II	0.4 miles
	1065537 - Table Tomb To John Gilham	Grade II	0.4 miles
	1065515 - Highview Primary School	Grade II	0.4 miles
	1357644 - Table Tomb To Samuel John	Grade II	0.4 miles
	1184219 - Table Tomb To Errington Ward	Grade II	0.4 miles

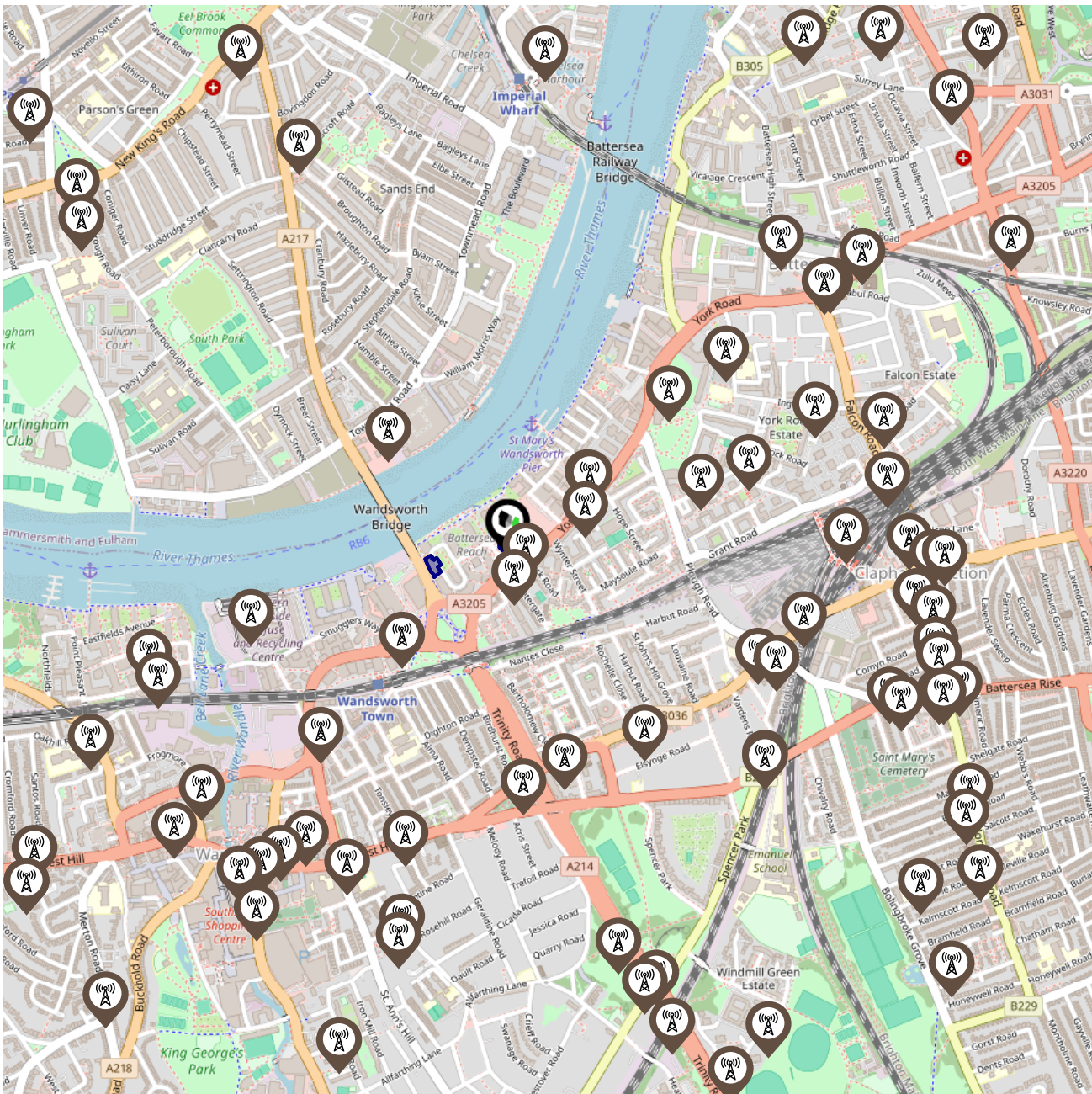



		Nursery	Primary	Secondary	College	Private
1	St Faith's CofE Primary School Ofsted Rating: Good Pupils: 144 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Centre Academy London Ofsted Rating: Not Rated Pupils: 39 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	ARK John Archer Primary Academy Ofsted Rating: Good Pupils: 197 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thames Christian School Ofsted Rating: Not Rated Pupils: 192 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Park House School Ofsted Rating: Outstanding Pupils: 56 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thomas's Fulham Ofsted Rating: Not Rated Pupils: 439 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Falconbrook Primary School Ofsted Rating: Good Pupils: 198 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Anne's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
9 Langford Primary School Ofsted Rating: Outstanding Pupils: 311 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 The Hurlingham Academy Ofsted Rating: Outstanding Pupils: 708 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Anglo Portuguese School of London Ofsted Rating: Good Pupils: 89 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 L'Ecole des Petits School Ofsted Rating: Outstanding Pupils: 115 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Emanuel School Ofsted Rating: Not Rated Pupils: 1111 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Allfarthing Primary School Ofsted Rating: Good Pupils: 360 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Wandsworth Preparatory School Ofsted Rating: Not Rated Pupils: 85 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 The Roche School Ofsted Rating: Not Rated Pupils: 280 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

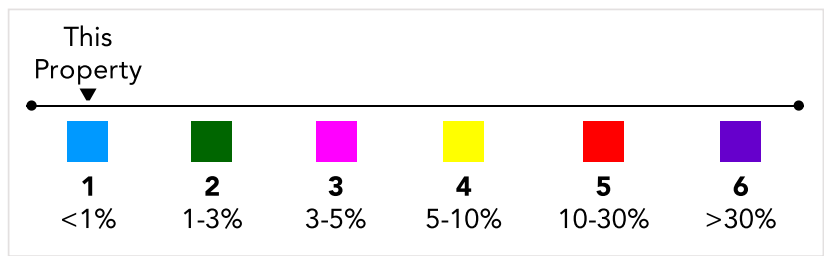
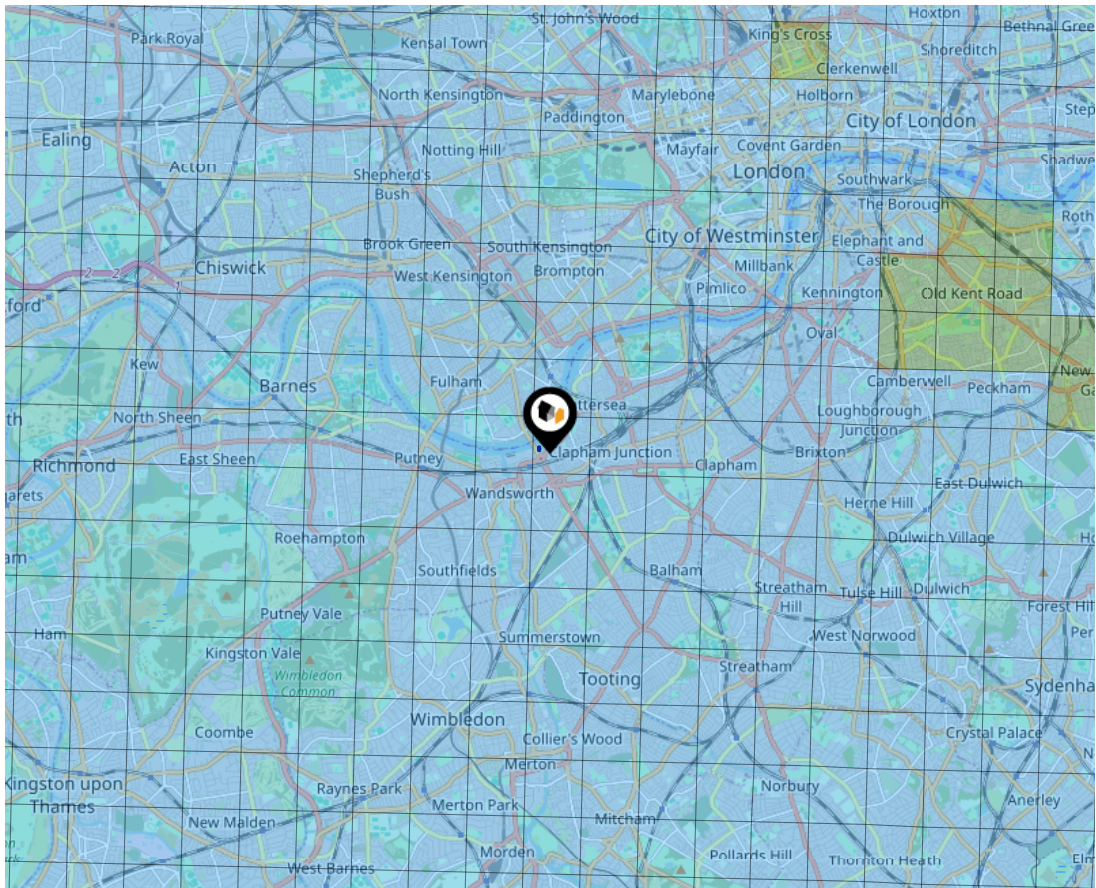


- Key:**
-  Power Pylons
 -  Communication Masts

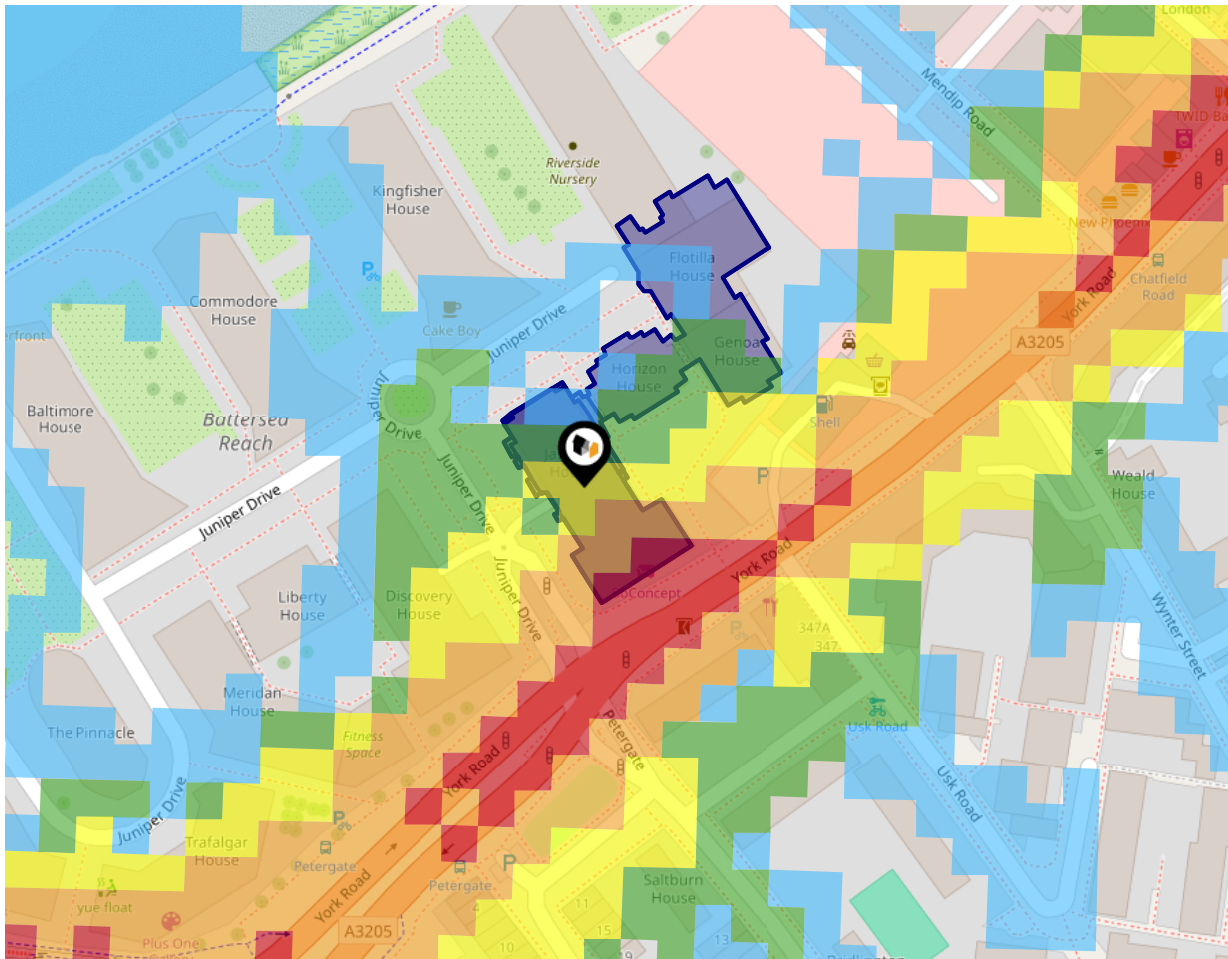
KFT - Key Facts for Tenants

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

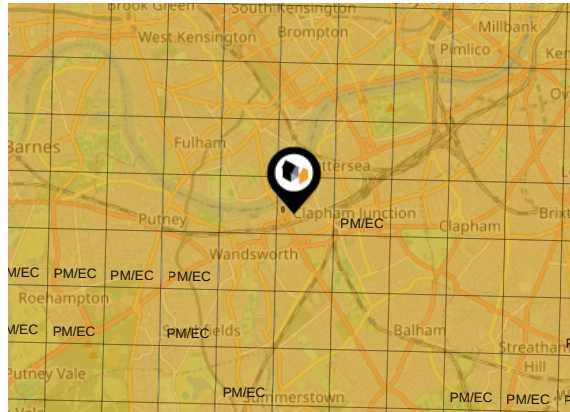


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

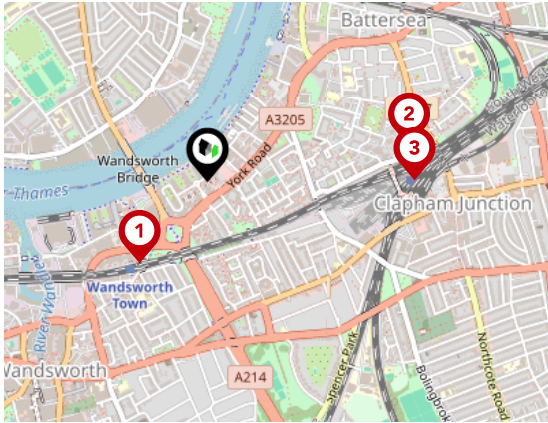


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)



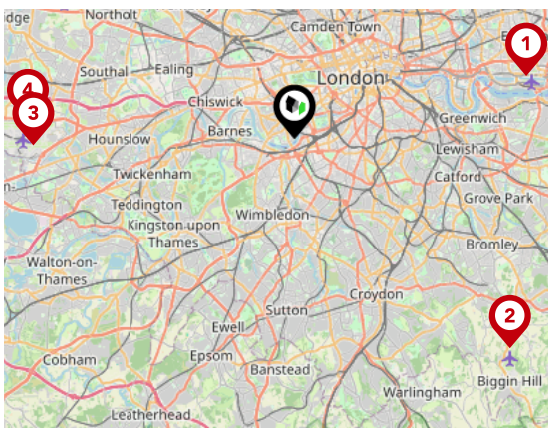
National Rail Stations

Pin	Name	Distance
1	Wandsworth Town Station	0.29 miles
2	Clapham Junction Station	0.56 miles
3	Clapham Junction Rail Station	0.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	4.55 miles
2	M4 J2	5.19 miles
3	M1 J1	7.8 miles
4	M1 J2	10.03 miles
5	M23 J7	12.59 miles



Airports/Helipads

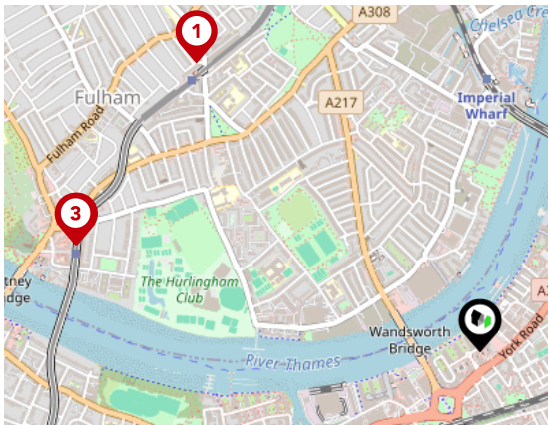
Pin	Name	Distance
1	Silvertown	10.41 miles
2	Leaves Green	13.04 miles
3	Heathrow Airport Terminal 4	11.4 miles
4	Heathrow Airport	11.64 miles

Area Transport (Local)



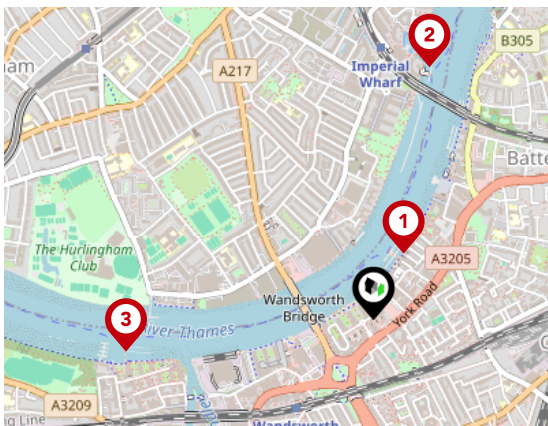
Bus Stops/Stations

Pin	Name	Distance
1	Petergate	0.03 miles
2	Chatfield Road	0.14 miles
3	Bridgend Road	0.15 miles
4	Swandon Way	0.21 miles
5	Swandon Way	0.22 miles



Local Connections

Pin	Name	Distance
1	Parsons Green	1.1 miles
2	Putney Bridge Underground Station	1.13 miles
3	Putney Bridge Underground Station	1.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plantation Wharf Pier	0.2 miles
2	Chelsea Harbour Pier	0.7 miles
3	Wandsworth Riverside Quarter Pier	0.68 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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