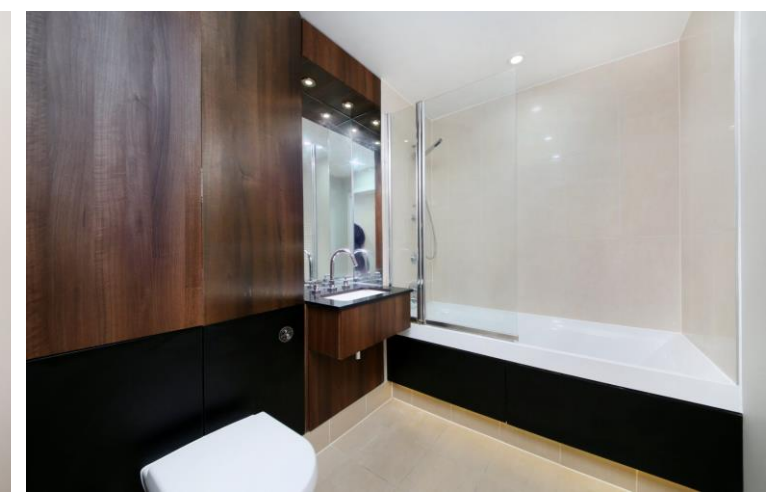
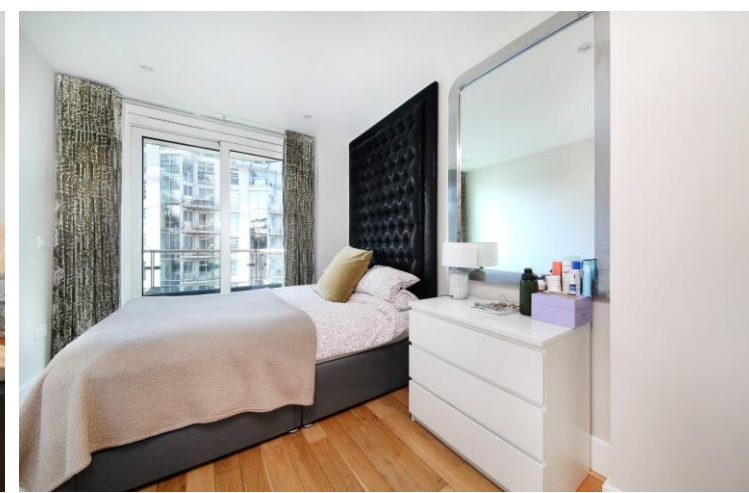




Ensign House  
Juniper Drive, SW18







This two-double bedroom apartment holds a great position in Ensign House with both bedrooms and living room benefitting from riverside views.

The property comprises of a generous sized, bright open plan living room that has access onto the private balcony which has great views towards the River Thames. The kitchen is fully fitted with integrated appliances and has plenty of cupboard and worktop space. The two bedrooms are both doubles and have views towards the river. The master bedroom has an en suite shower room and both rooms benefit from built in wardrobes. The apartment is completed with a smart family bathroom and utility cupboard in the entrance hallway.

The property has the right to park in the developments underground secure carpark and is available chain free.

Battersea Reach is an award-winning St George development offering residents a 24hr concierge service and residents only gymnasium.

The transport network is accessed at Wandsworth Town or Clapham Junction Stations for connections into and out of central London. Alternative transport can be accessed by the Thames Clipper River taxi service operates from the pier located at the neighbouring Plantation Wharf.

- Two Bedrooms
- Private balcony
- Riverside views
- Two bathrooms
- Underground Parking

Guide Price £600,000

| 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             |         |           |

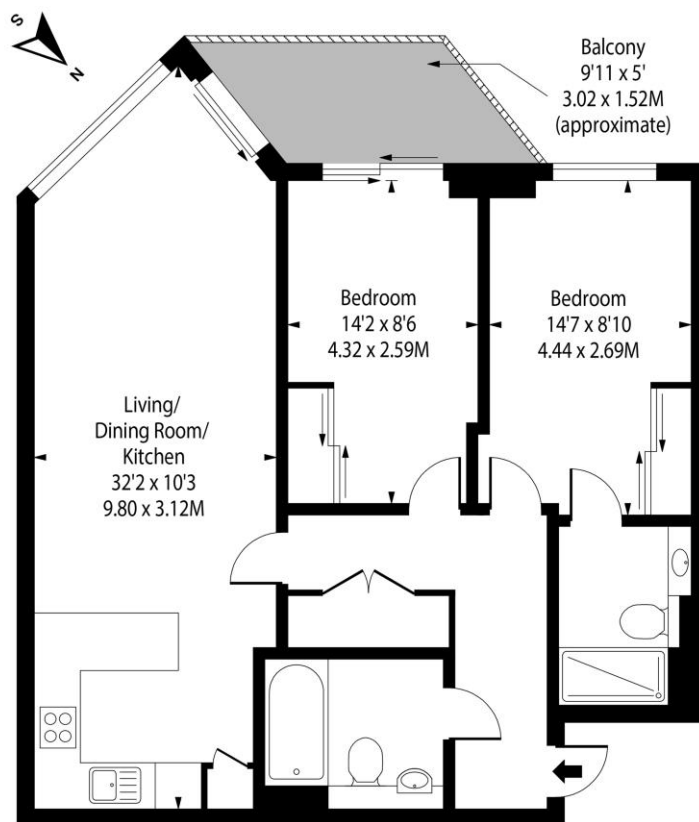
**Tenure:** Leasehold 983 years  
**Service Charge:** £5930  
**Ground Rent:** £500  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

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 London  
 SW11 3AG  
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 0203 040 8700  
 chestertons.co.uk



## Ensign House, SW18



Fifth Floor

Approx Gross Internal Area **768 Sq Ft - 71.35 Sq M**

Includes Limited Use Area - 14 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 53786



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