



Flotilla House  
Juniper Drive, SW18

CHESTERTONS







A spacious and bright first floor apartment set within an exceptional modern development.

The well-proportioned, light and airy apartment boasts neutral décor and contemporary fittings. The accommodation comprises a great sized open plan kitchen/reception room, leading on to a east facing private balcony. There are two spacious double bedrooms and a separate modern bathroom.

Residents of Flotilla House have access to a range of amenities. These include a well-equipped fitness centre and serene communal garden. Additionally, the property benefits from a dedicated concierge service.

The area offers an array of local amenities, including trendy cafes, restaurants, and boutique shops, all within easy reach. The nearby green spaces and parks provide the perfect setting for outdoor activities and leisurely strolls. Transportation links are excellent, with convenient access to public transportation options, including several bus routes, the Thames Clipper and nearby Wandsworth Town & Clapham Junction stations, ensuring effortless commuting to various parts of the city.

- Beautifully presented apartment
- Open plan kitchen/reception room
- Two spacious double bedrooms
- Stylish bathroom
- Private balcony

Offers in excess of  
£500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C	76	76
63-71 D		
54-62 E		
45-53 F		
35-44 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 978 years 10 months

**Service Charge:** £5729

**Ground Rent:** £600

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

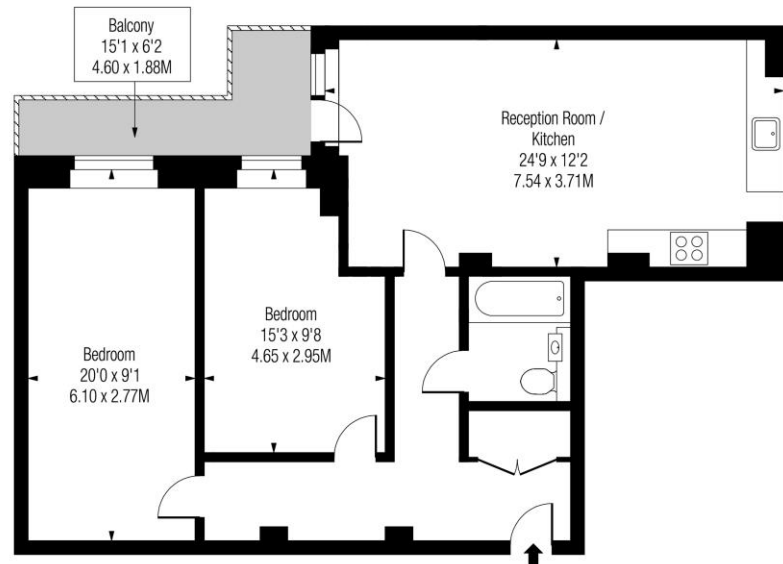
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## Flotilla House, SW18



First Floor

**Approx Gross Internal Area 789 Sq Ft - 73.30 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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