

Molasses House, Plantation Wharf

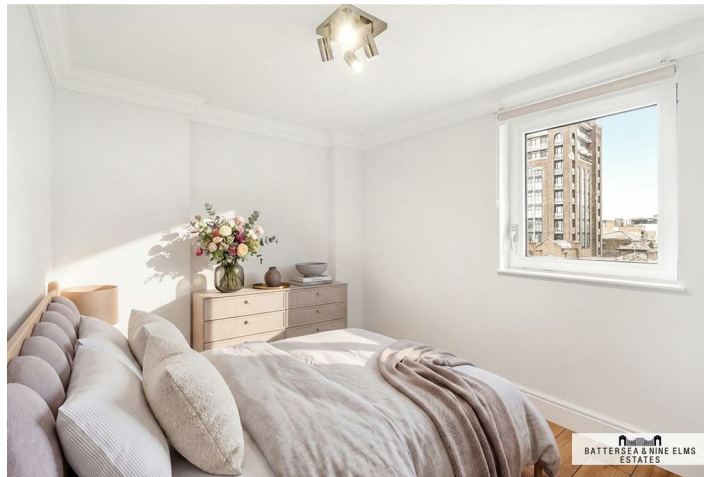
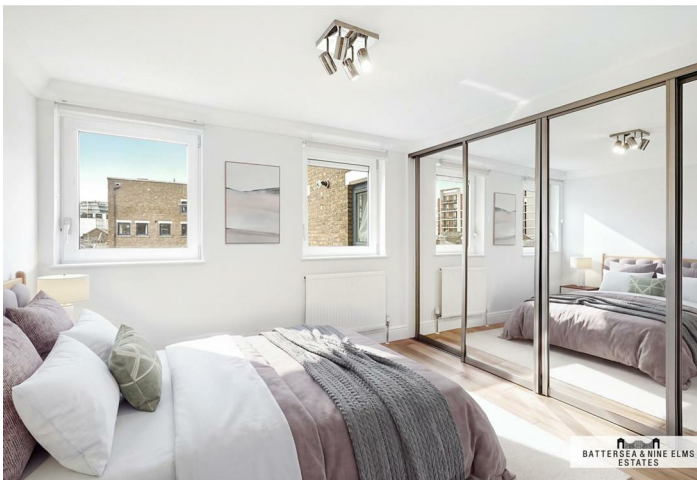
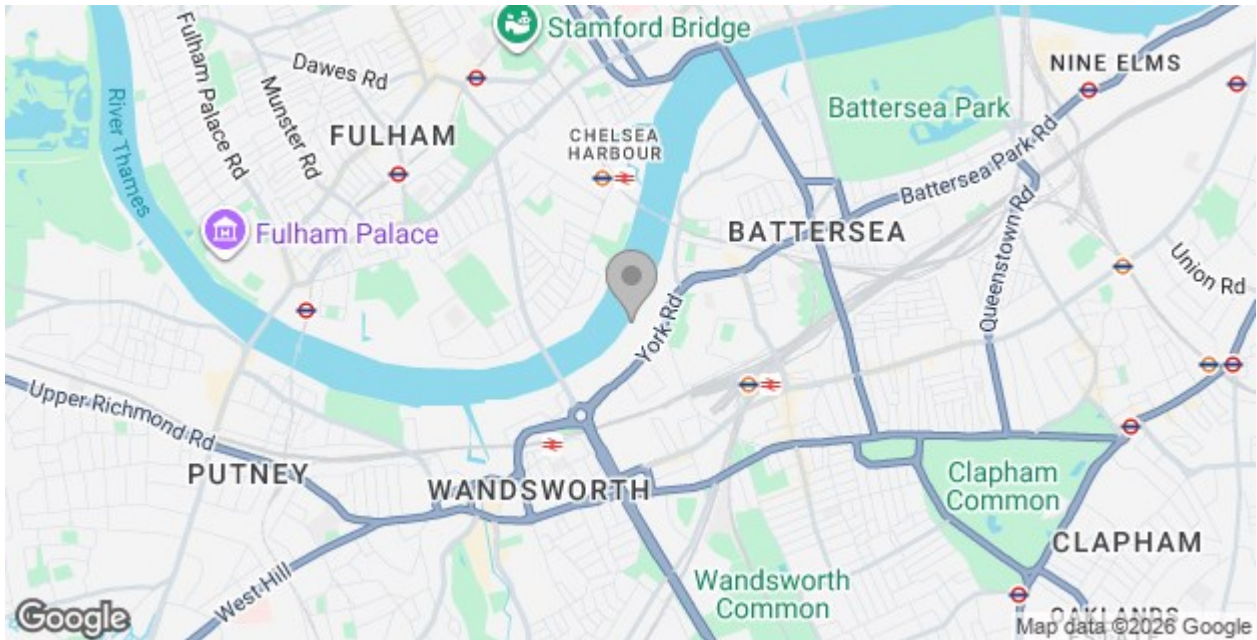
Asking Price £450,000

Set within the highly sought-after Plantation Wharf development on the banks of the River Thames, this beautifully refurbished two-bedroom apartment offers stylish riverside living in one of Battersea's most desirable locations. Recently renovated throughout to an exceptional standard, the property combines contemporary design with generous living space and the added benefit of secure parking.

The apartment features a bright and spacious reception room ideal for both relaxing and entertaining, alongside a newly fitted modern kitchen with high-quality finishes and integrated appliances. Both bedrooms are well-proportioned, complemented by a sleek contemporary bathroom and excellent storage throughout.

Residents of Plantation Wharf benefit from a range of excellent amenities including 24-hour concierge and security, secure underground parking, landscaped communal areas and a vibrant selection of riverside cafés and restaurants. The development also enjoys close proximity to Plantation Wharf Pier and the Thames riverside walkway, while Clapham Junction station is just a short walk away, providing swift connections into Central London.

Combining modern interiors, riverside surroundings and superb local amenities, this outstanding apartment presents an ideal opportunity for both owner-occupiers and investors alike.

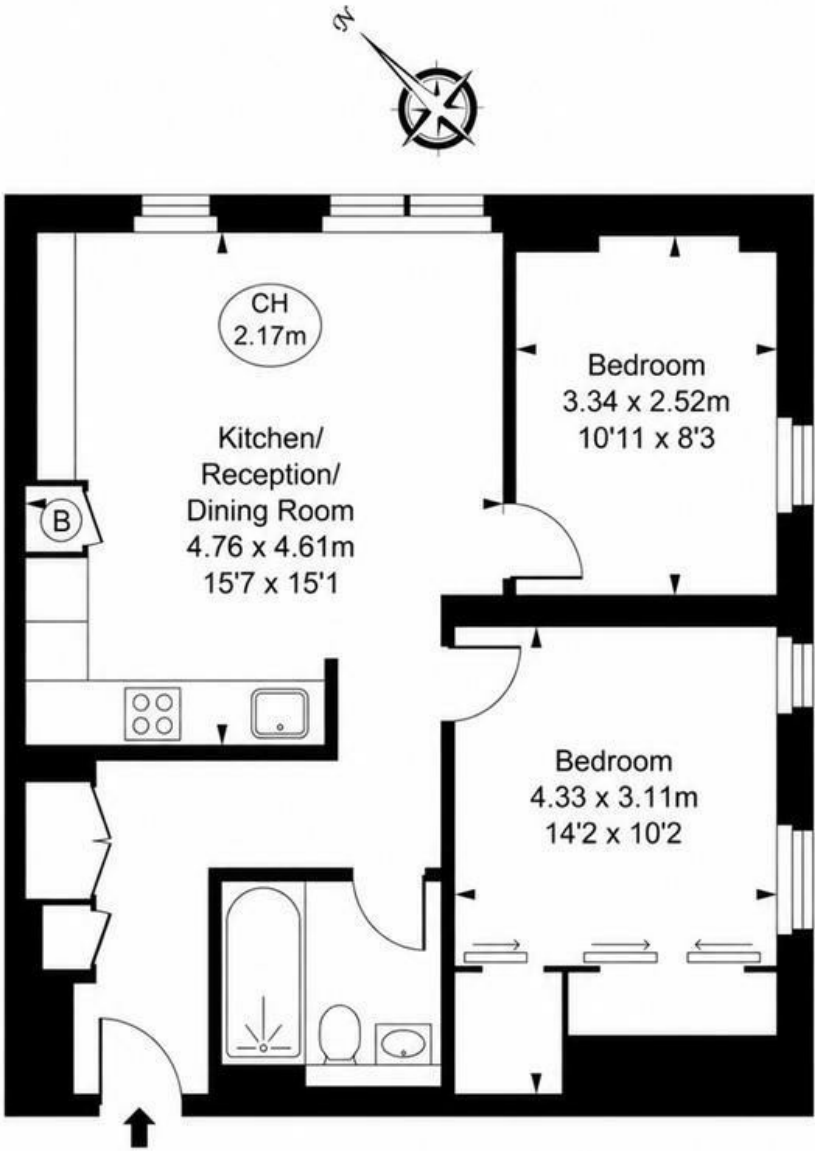




Molasses House, SW11

Approximate Gross Internal Area
55.78 sq m / 600 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	