



Molasses House  
Clove Hitch Quay, SW11









Spacious and bright two double bedroom apartment with two bathrooms and stunning river views, set within the popular "Plantation Wharf" development.

Boasting two double bedrooms, two bathrooms (one is en-suite) and an open plan living room with a fitted kitchen. Also benefits from wooden flooring, offers unobstructed river views, a lift, concierge and comes on a furnished basis.

Superb riverside location, Clapham Junction train (BR Mainline) is only a short walking distance away and you have Thames Clippers services available. The large green spaces of Battersea Park is only a short walk away.

- Riverside Apartment
- Stunning River Views
- Concierge
- Two Bathrooms

**£2,650 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Energy efficient - lower running costs      | Current | Potential |
| 90-100 <b>A</b>                             |         |           |
| 81-89 <b>B</b>                              |         |           |
| 72-80 <b>C</b>                              |         |           |
| 63-71 <b>D</b>                              |         |           |
| 55-62 <b>E</b>                              |         |           |
| 47-54 <b>F</b>                              |         |           |
| 39-46 <b>G</b>                              |         |           |
| 31-38 <b>F</b>                              |         |           |
| 23-30 <b>E</b>                              |         |           |
| 15-22 <b>D</b>                              |         |           |
| 7-14 <b>C</b>                               |         |           |
| 1-6 <b>B</b>                                |         |           |
| 0 <b>A</b>                                  |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England, Scotland & Wales                   |         |           |

**Minimum Term:** 12 months  
**Deposit Required:** £3,057.69  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** D  
**Furnished, Part Furnished, Unfurnished**

**Chestertons Battersea Park & Nine Elms Lettings**

62-64 Battersea Bridge Road  
 London  
 SW11 3AG

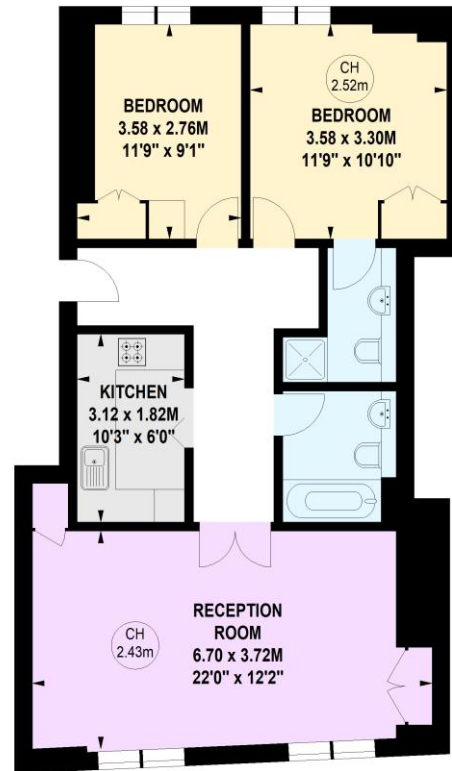
batterseapark@chestertons.co.uk  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)

## Molasses House, SW11

Approximate gross internal area

71.90 sq m / 774 sq ft

Key :  
CH - Ceiling Height



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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