



Flotilla House
Juniper Drive, SW18





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

Asking Price £475,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 978 years 2 months

Service Charge: £5,729 Per Annum

Ground Rent: £600 Per Annum

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

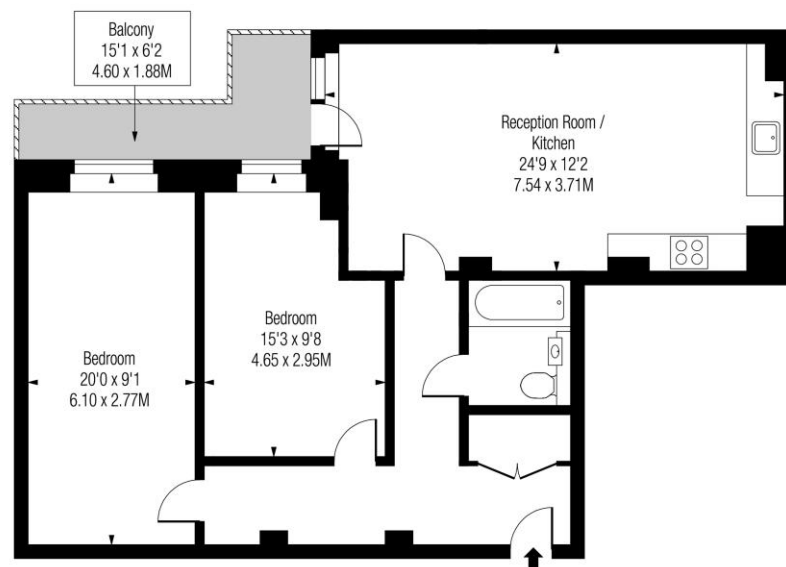
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First Floor

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
www.homespacestudio.co.uk - Ref. No. 50920



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