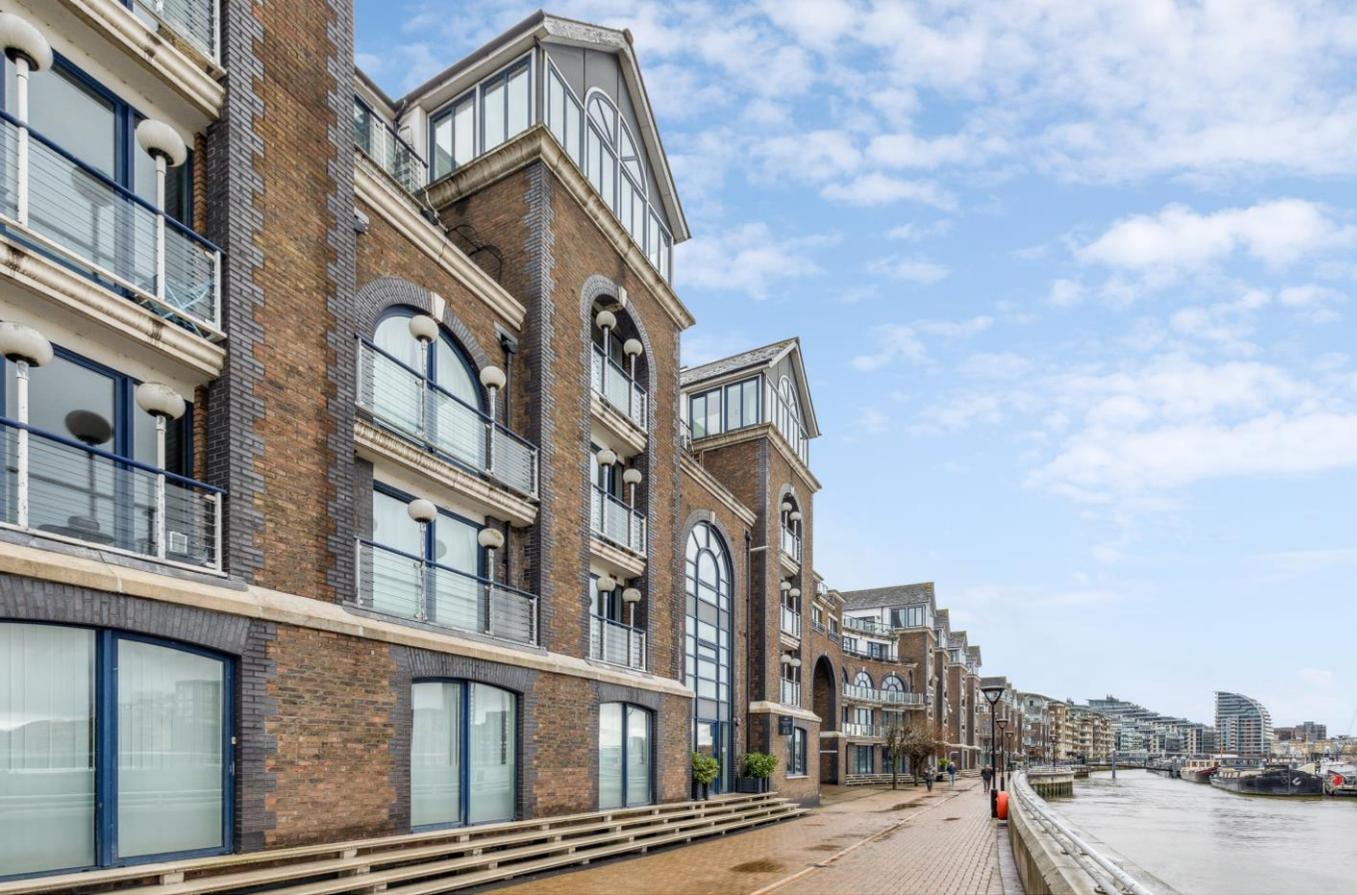




Molasses House  
Clove Hitch Quay, SW11

CHESTERTONS





A superb recently fully renovated Share of Freehold two-bedroom, one bathroom flat in Molasses House set on the south bank of the River Thames. Upon entry to the flat is ample storage and utilities space, as well as a high spec family bathroom. Down the corridor is a generous main bedroom with plenty built in storage including mirrored sliding doors, the second good sized bedroom is set at the rear just off the living space and perfect as a work from home space if desired. Finally, the open plan living space is bright and ideal for entertaining, along with a premium fully fitted kitchen including premium appliances.

The property is offered to market Chain Free, includes 24h concierge and security, underground allocated parking and lower ground floor storage space. The river path and Battersea Square are just moments away where you find local amenities such as restaurants, a bakery and various shops. Clapham Junction is a short walk away, and there is an extensive bus network within easy reach connecting you to central London in a short amount of time.

- Chain free and Share of Freehold
- Recently renovated throughout
- Two bedrooms
- 24h concierge and allocated parking
- Walking Distance to Clapham Junction

Guide Price £500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	74	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Share of Freehold  
**Service Charge:** £3,944 Per Annum  
**Ground Rent:** £300 Per Annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

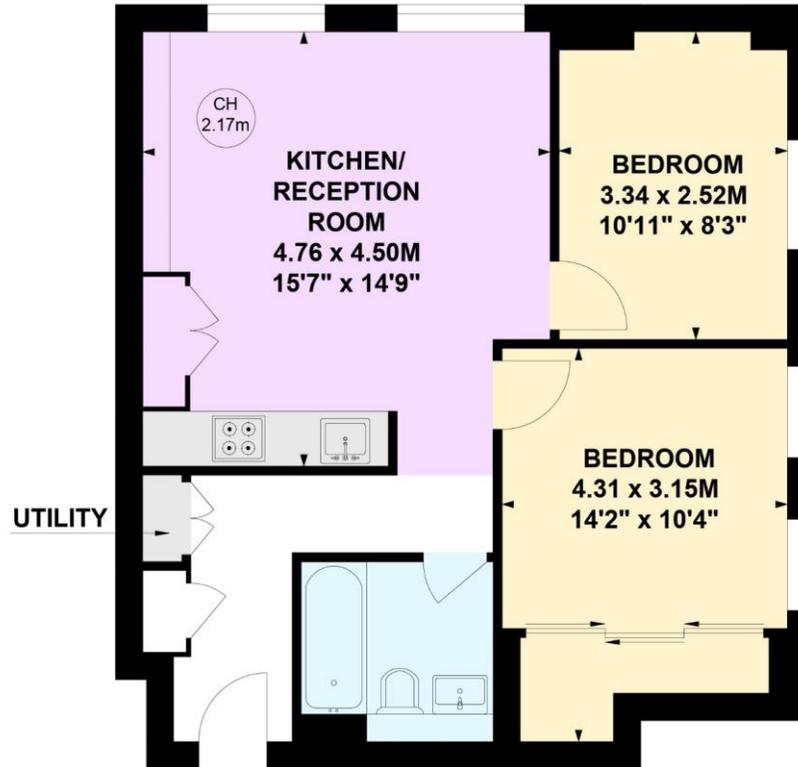
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 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

# Molasses House, SW11

Approximate gross internal area

53.63 sq m / 577 sq ft

Key :  
CH - Ceiling Height



## Fourth 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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