



Juniper Drive, Battersea Reach, SW18

Asking Price: £660,000

 Benham
& Reeves

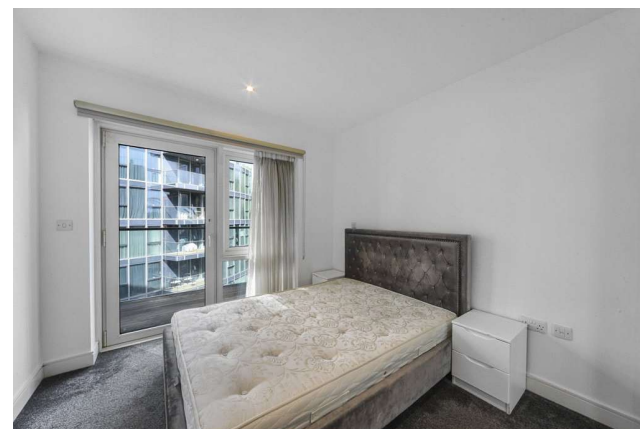
Juniper Drive, Battersea Reach, SW18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom flat in the sought-after Battersea Reach development, offering two private balconies, one of which is south-east facing with partial river views. Situated on the fifth floor, this bright and airy apartment features two spacious double bedrooms, two modern bathrooms, a spacious reception room and a separate fitted kitchen with integrated appliances. The principal bedroom includes built-in wardrobes and an en-suite shower room, and the second bedroom also includes built-in wardrobes and has access to one of the private balconies.

Battersea Reach is a sought-after riverside development by Berkeley Homes, located moments from the transport links of Wandsworth Town & Clapham Junction. Residents benefit from 24-hour concierge & a private gymnasium, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant, Edible Foods Café, Yue float wellness centre, healthcare clinic & beauty salon.

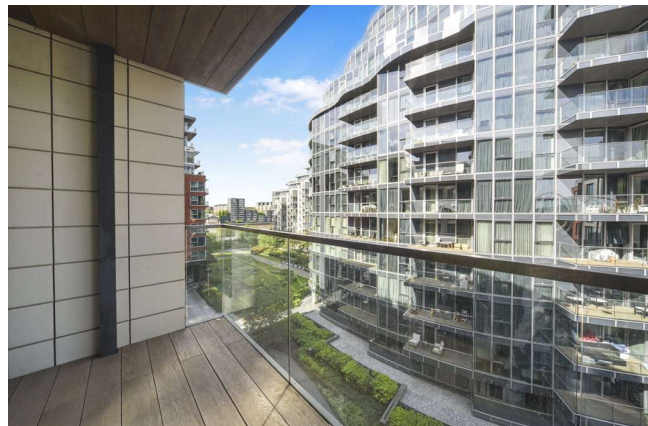
Battersea Reach is positioned close to fast and convenient transport routes. An approximate half a mile walk to Wandsworth Town station is just 3 minutes from Clapham Junction and 15 minutes from Waterloo, where you can switch to the London underground network and national rail services.





Property Features:

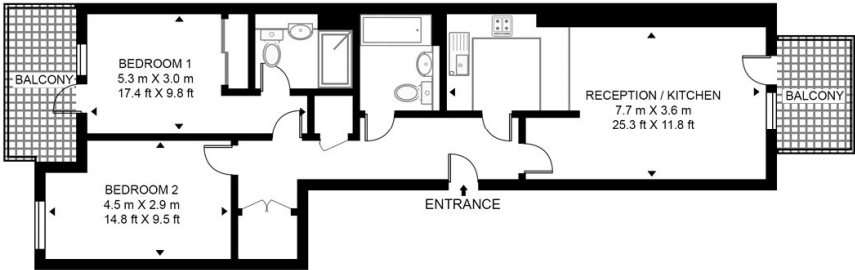
- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- Two balconies
- Partial River Views
- 825 Square Feet (Approx.)
- Landscape Communal Gardens
- Residents' Gymnasium,
- 24-Hour Concierge
- Wandsworth Town Station (0.5 miles)




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QUARTER HOUSE, BATTERSEA REACH
APPROXIMATE GROSS INTERNAL FLOOR AREA 825 SQ.FT (76.7 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£660,000
Tenure:	Leasehold Expires 31/10/3003 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£2,578.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250108

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W: www.benhams.com

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