



Juniper Gardens, Gasholder Place, Kennington, SE11

Asking Price: £850,000

 Benham
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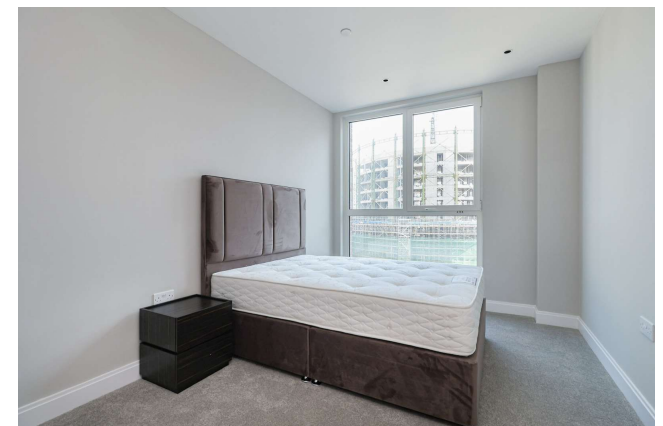
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the 5th floor is this two bedroom, two bathroom flat spanning an impressive 808 square feet (approx.) in the brand new Oval Village development by Berkley. The flat features engineered timber floor finishes, a fully equipped integrated kitchen area and a 3-piece family bathroom suite. The dual aspect, open plan living room provides access to a private south-facing balcony, there are floor to ceiling windows capturing plenty of natural light throughout the property. The principal bedroom includes built-in wardrobes with a beautiful en-suite bathroom and there is an additional, spacious, double bedroom. The apartment further benefits from comfort cooling and warm air heating and along the corridor, there are utility and storage rooms for added convenience.

Residents' facilities include a 24-hour concierge, gym with separate fitness studio, swimming pool, vitality pool, spa treatment centre, private residents' lounge, boardroom-style meeting room, private landscaped garden and communal roof terrace. Positioned next to the famous Oval Cricket Ground, a short walk from the River Thames and an abundance of trendy shops, bars and restaurants.

Residents enjoy the convenience of having local transport close by. Only moments from Vauxhall, Oval and Kennington stations (Northern line – Zone 1).



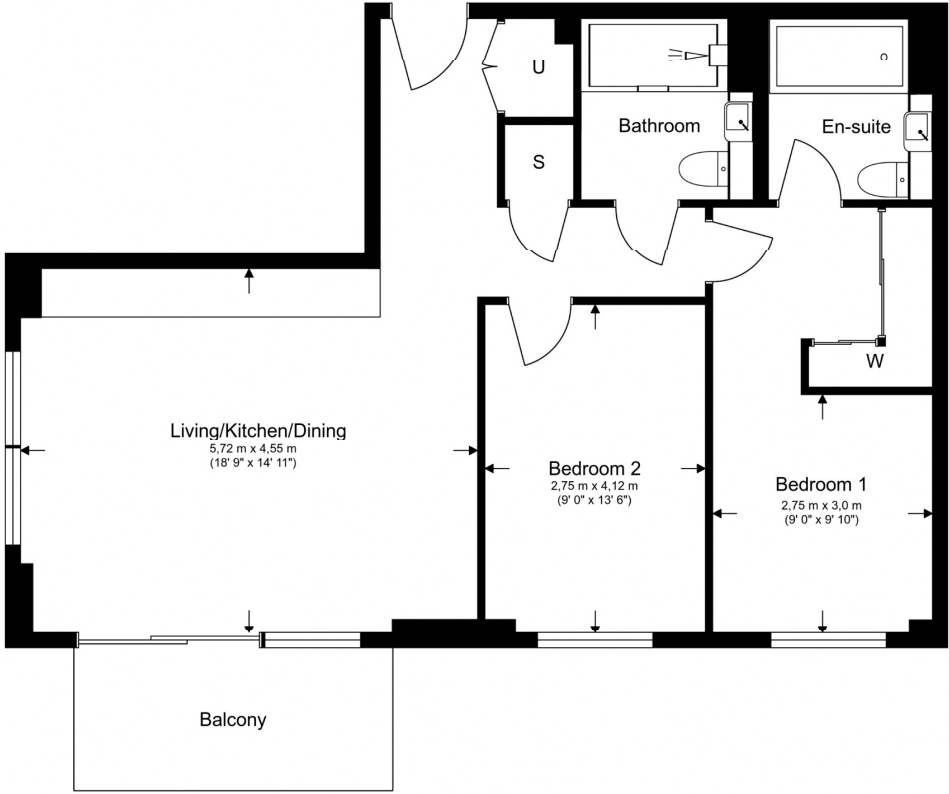


Property Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- 808 Square Feet (Approx.)
- Private Balcony
- Residents' Gym, Swimming Pool, Treatment Rooms, Cinema and Meeting Room
- Vauxhall Station - 0.4 Miles (National Rail and Victoria Line)



Total Gross Internal Area
75.1 Sq/m - 808 Sq/ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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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:	£850,000
Tenure:	Leasehold Expires 11/02/3024 Approximately 998 Years Remaining
Ground Rent:	£650.00 (per annum) Review Period: 5 years Next: 2030
Service Charge:	£4,742.52 (per annum) to June 2026
Anticipated Rent:	£3,500.00 pcm Approx. 4.9% Yield

Viewings:

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

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