



Meridian House, Juniper Drive, Wandsworth, SW18

Asking Price: £1,200,000

 Benham
& Reeves

Meridian House, Juniper Drive, Wandsworth, SW18

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Part of St George's award winning development, this three bedroom, two bathroom apartment comprises 1,267 square feet of accommodation (approximate). There is a double aspect reception room with dining area and floor-to-ceiling windows leading to a private terrace providing breath-taking views of the City. There is an open-plan kitchen with built-in custom appliances and a breakfast bar. The principal bedroom comes with a private terrace and en-suite bathroom, two further double bedrooms with built-in wardrobes and a family shower room. Other benefits include comfort cooling and wooden flooring throughout. Sale includes two right to park spaces.

Battersea Reach is a sought-after riverside development by Berkeley Homes, residents benefit from 24-hour concierge & a private gym, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant, Edible Foods Café, Yue float wellness centre, healthcare clinic & beauty salon.

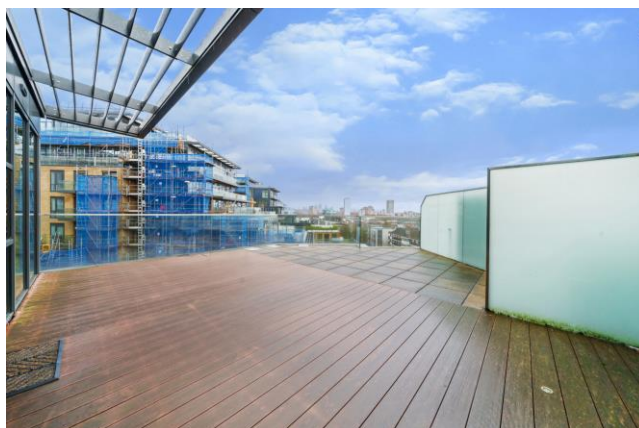
Battersea Reach is positioned close to fast and convenient transport routes. An approximate 5 minute walk away, Wandsworth Town station is just 3 minutes from Clapham Junction and 15 minutes from Waterloo for the underground network, national rail services and international connections from St Pancras.





Property Features:

- Two Right to Park Spaces.
- Three Bedrooms
- Two Bathrooms
- Seventh Floor
- Terrace with City Views
- 1267 Square Feet (Approx.)
- Comfort Cooling / Underfloor Heating
- Landscaped Communal Gardens
- Residents' Gym
- 24 Hour Concierge
- Wandsworth Town Station (0.5 miles)

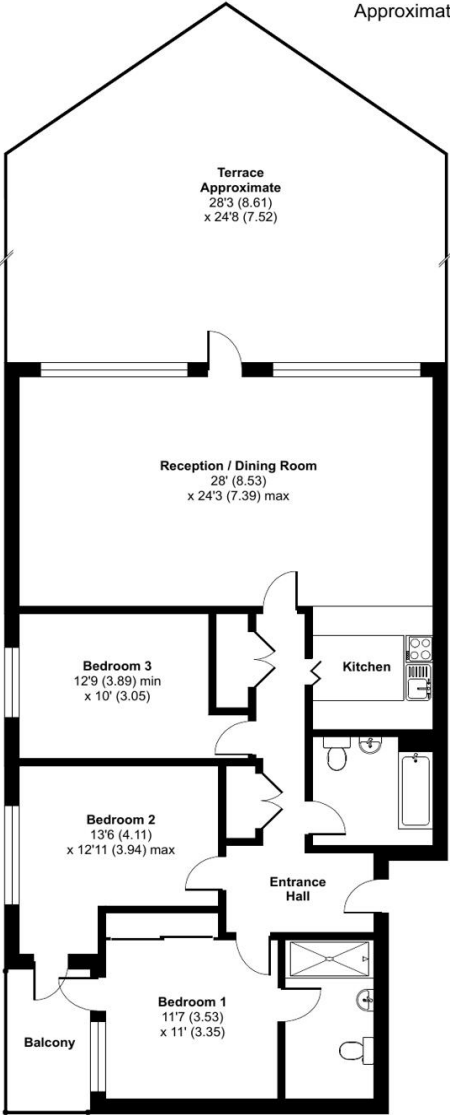


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Approximate Area = 1267 sq ft / 117.7 sq m
For identification only - Not to scale



SEVENTH FLOOR

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (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 produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Benham & Reeves. REF: 1093758

Terms & Conditions:

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| | |
|-------------------|--|
| Asking Price: | £1,200,000 |
| Tenure: | Leasehold Expires 01/11/3003 Approximately 979 Years Remaining |
| Ground Rent: | £500.00 (per annum) For the year 2024 |
| Service Charge: | £9,000.00 (per annum) For the year 2024 |
| Anticipated Rent: | £5,500.00 pcm Approx. 5.5 % Yield |

Viewings:

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

Our reference: NIN240042

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

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