



Liberty House, Juniper Drive, Battersea, SW18

Asking Price: £450,000

Benham
& Reeves

Liberty House, Juniper Drive, Battersea, SW18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An impressive third floor one bedroom apartment, spanning 501 square feet of accommodation (approximately) situated in a sought after riverside development by Berkeley Homes. The property comprises a main bedroom suite with built in wardrobes, modern bathroom, stylish open plan reception room with dining area and state of the art kitchen. The interior features fitted Siemens appliances, integrated wardrobes, mood lighting, wood flooring, underfloor heating, floor to ceiling windows & a spacious utility/storage cupboard.

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 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.



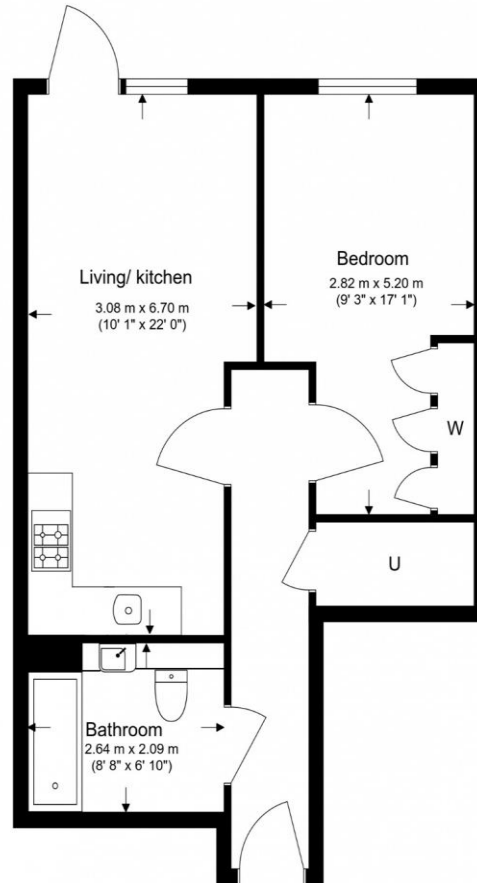


Property Features:

- One Bedroom
- One Bathroom
- Third Floor
- 501 Square Feet (Approx.)
- Underfloor Heating
- Landscaped Communal Gardens
- Residents' Gym
- Porter
- Wandsworth Town Station (0.5 miles)



3rd Floor
 Total Gross Internal Area
 46.6 Sq/m - 501.5 Sq/ft



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(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	

Terms & Conditions:

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

Asking Price:	£450,000
Tenure:	Leasehold Expires 02/01/2145 Approximately 120 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£3,255.50 (per annum) for the year 2024
Anticipated Rent:	£1770.00 pcm Approx. 4.7 % Yield

Viewings:

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

Our reference: KEN240001

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