



Discovery House, Juniper Drive, Wandsworth, SW18

Offers over: £525,000



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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An impressive one bedroom apartment, spanning an approximate 452 square feet of accommodation, situated in a sought after riverside development by Berkeley Homes. The property comprises a spacious bedroom with fitted wardrobes, a modern bathroom, a stylish open-plan reception room with dining area and access to a private balcony & state-of-the-art kitchen. The interior features fitted Siemens appliances, mood lighting, wooden flooring, underfloor heating, floor-to-ceiling windows & two utility/storage cupboards.

Battersea Reach is a sought after riverside development by Berkeley Homes, located in close proximity to both Wandsworth Town & Clapham Junction. Residents benefit from 24 hour concierge & a private gymnasium, as well as onsite 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. A short walk to Wandsworth Town station and Clapham Junction both offering quick and direct routes to Waterloo station and the underground network, national rail services and international connections from St Pancras.

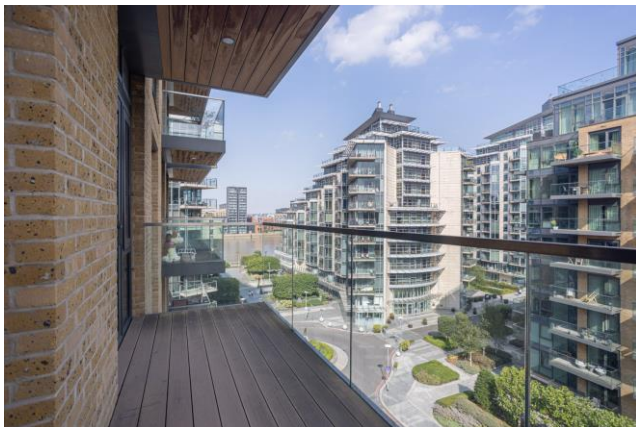


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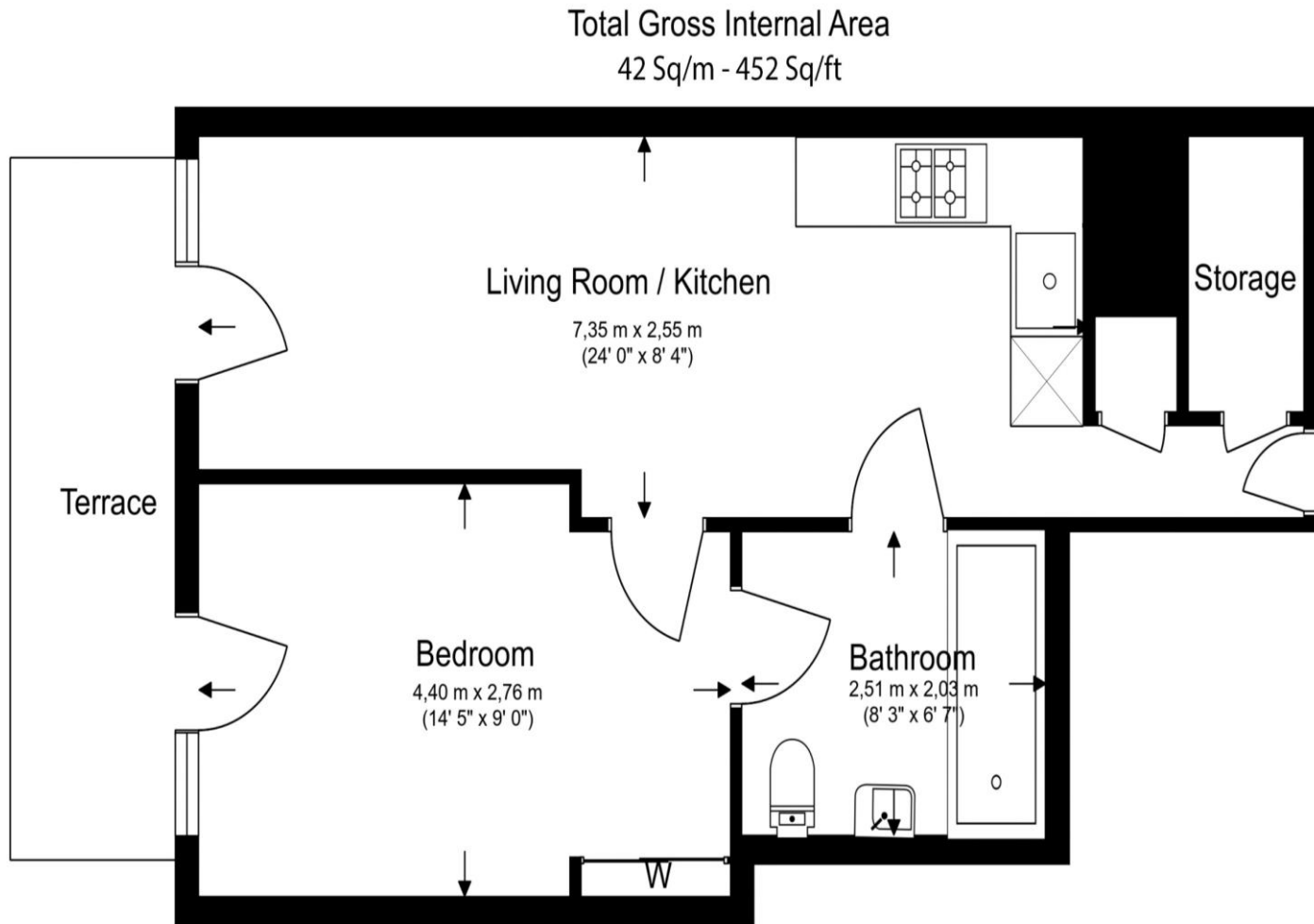


Property Features:

- One Bedroom
- Sixth Floor
- Balcony with River Views
- 452 Square Feet (Approx.)
- Underfloor Heating
- Landscape Communal Gardens
- Residents' Gym
- Porter
- Wandsworth Town Station (0.5 miles)



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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	84	84
(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.

Offers over:	£525,000
Tenure:	Leasehold Expires 01/11/3003 Approximately 979 Years Remaining
Ground Rent:	£400 (per annum) Next review: 2040 Increase: In line with RPI for the relevant year
Service Charge:	£2819 (per annum) To June 2024
Anticipated Rent:	£1,830 pcm Approx. 4.2 % Yield

Viewings:

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

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