



Kingfisher House, Juniper Drive, Wandsworth, SW18

Asking Price: £360,000

 Benham
& Reeves

Kingfisher House, Juniper Drive, Wandsworth, SW18

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an approximate 461 square feet of accommodation, is this Manhattan/one bedroom flat set in the Riverside Development of Battersea Reach. The property comprises a bedroom suite, modern bathroom, stylish open-plan reception room with dining area. There is also a state of the art kitchen with integrated Siemens appliances, integrated wardrobes, wooden flooring, floor to ceiling windows and utility/storage cupboards.

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:

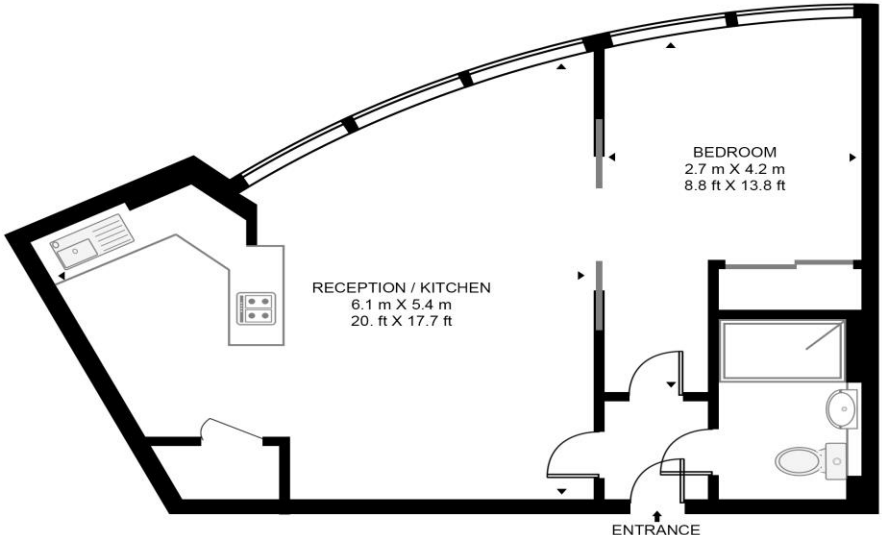
- One Bedroom
- One Bathroom
- 461 Square Feet (Approx.)
- Landscaped Courtyard Gardens
- 24-Hour Concierge
- Range of Local Shops Close By
- Clapham Junction Station (0.6 Miles)
National Rail



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KINGFISHER HOUSE, BATTERSEA REACH
 APPROXIMATE GROSS INTERNAL FLOOR AREA 461 SQ.FT (42.8 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	87
(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	

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:	£360,000
Tenure:	Leasehold Expires 31/10/3003 Approximately 978 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2025
Service Charge:	£2,771.50 (per annum) for the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 7.3 % Yield

Viewings:

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

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