



# Juniper Gardens, Gasholder Place, Kennington, SE11

Asking Price: £910,000

 Benham  
& Reeves

# Juniper Gardens, Gasholder Place, Kennington, SE11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

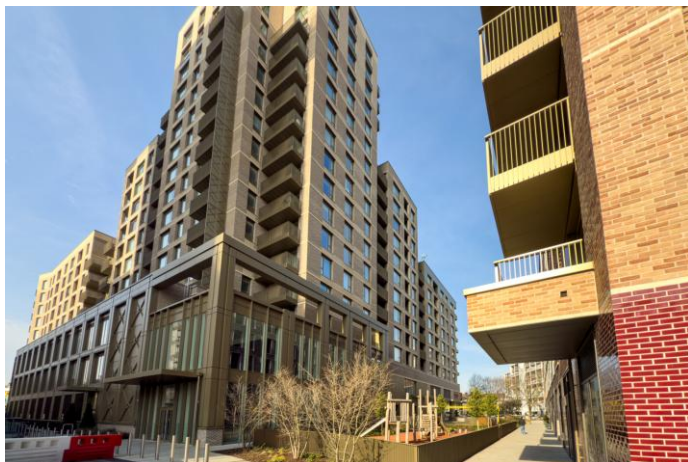
Set on the 5th floor is this two bedroom, two bathroom flat spanning an impressive 808 square feet (approx.) in the brand new Oval Village development by Berkley. The flat features engineered timber floor finishes, a fully equipped integrated kitchen area and a 3-piece family bathroom suite. The dual 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.

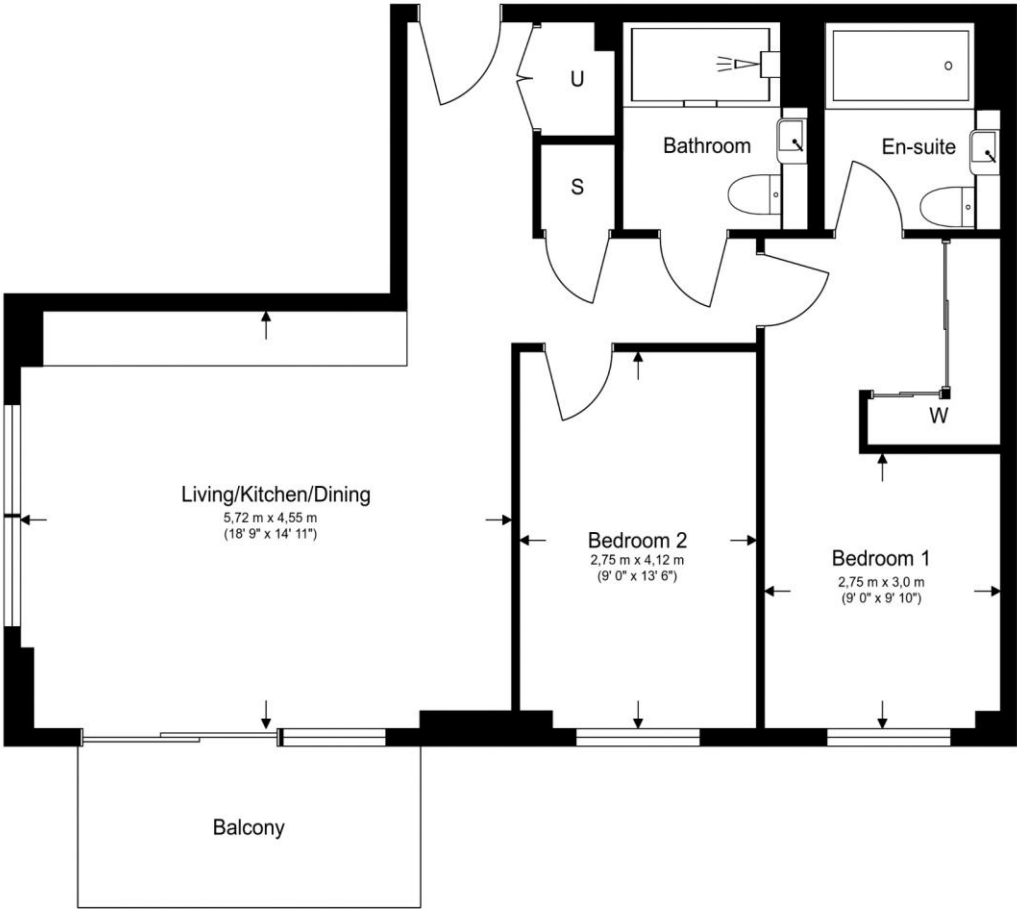
Residents enjoy the convenience of having local transport close by. Only moments from Vauxhall, Oval and Kennington stations (Northern line – Zone 1).

## Property Features:

- Completing Q2 2025
- 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

## Terms & Conditions:

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

Asking Price:	£910,000
Tenure:	Leasehold Expires 11/02/3024 Approximately 998 Years Remaining
Ground Rent:	£650.00 (per annum) Review Period: 5 years Next: 2030
Service Charge:	£4,242.00 (per annum) to completion

## Viewings:

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

Our reference: KEN250048

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

