

Trafalgar House, Juniper Drive, Wandsworth, SW18

Asking Price: £520,000

Benham & Reeves

Trafalgar House, Juniper Drive, Wandsworth, SW18

2 Bedroom (s) 1 Bathroom (s) Leasehold

A well-presented two bedroom flat in the sought-after Battersea Reach development, offering a private east-facing balcony. Situated on the fifth floor, this bright and airy apartment features two spacious double bedrooms, a modern bathroom, and a generous reception room with an open-plan kitchen with integrated appliances. The principal bedroom includes floor-to-ceiling windows, allowing a generous amount of natural light. Ample storage space runs along the hallway.

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 and a private gymnasium, 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. It's about a half-mile walk to Wandsworth Town station, where you can switch to the London Underground network and national rail services at Clapham Junction.







Trafalgar House, Juniper Drive, Wandsworth, SW18







Property Features:

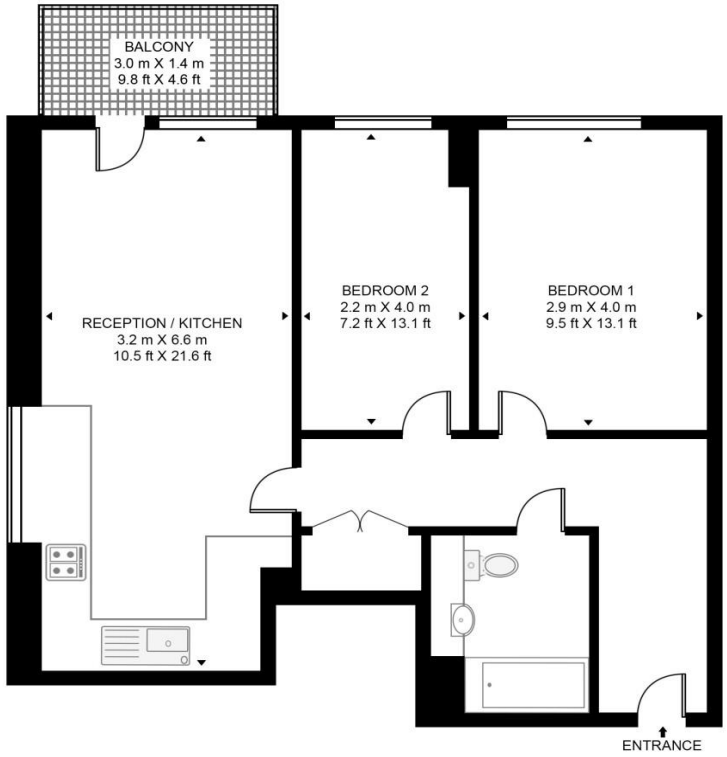
- Two Bedrooms
- One Bathroom
- Fifth Floor
- Private East-Facing Balcony
- 672 Square Feet (Approx.)
- Landscaped Communal Gardens
- Residents' Gymnasium
- 24-Hour Concierge
- Wandsworth Town Station (0.5 miles)

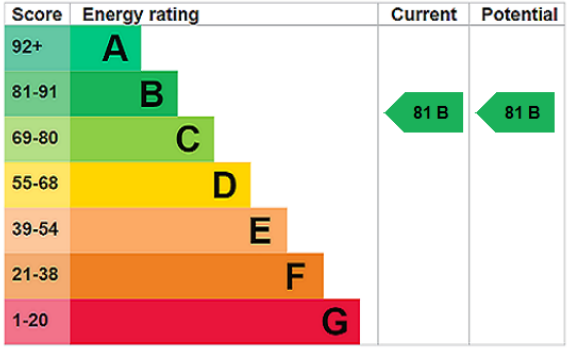
Trafalgar House, Juniper Drive, Wandsworth, SW18

TRAFALGAR HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ.FT (62.4 SQ.M)







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.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Trafalgar House, Juniper Drive, Wandsworth, SW18

Terms & Conditions:

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

Asking Price:	£520,000
Tenure:	Leasehold Expires 31/10/3003 Approximately 977 Years Remaining
Ground Rent:	£850.00 (per annum) Review Period: 20 Years Next: 2044 Increase: 100%
Service Charge:	£5,000.00 (per annum) for the year 2026
Anticipated Rent:	£3,020.00 pcm Approx. 7% Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: KEW260134

T: 020 7348 7620
E: imperialwharf@benhams.com
W: 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 it 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.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR