



## Juniper Drive, SW18

£775,000 Leasehold

693 sq ft (64 m<sup>2</sup>) • Two bedrooms • Two bathrooms • River view  
• balcony • Concierge • EPC:B

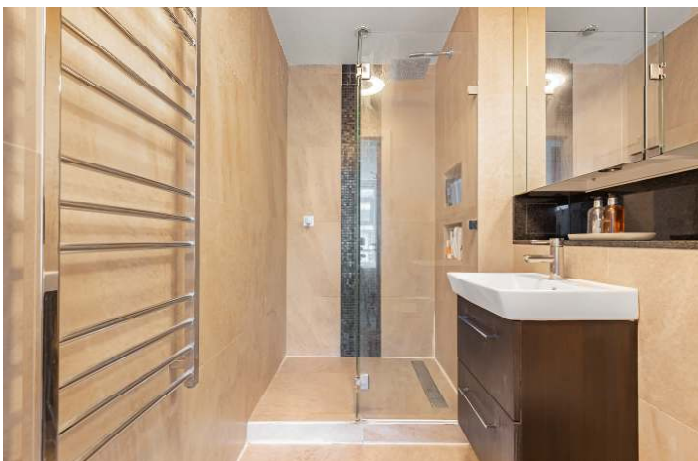


Douglas  
& Gordon



This amazingly light and spacious two-bedroom property offers stunning and far-reaching views of London. The property comprises of two double bedrooms and a spacious open plan kitchen reception room which offers direct access to a private balcony.

Located on the 9th floor of Baltimore House in the iconic development Battersea Reach, this light and bright flat has views of the River Thames. Comprising of two large double bedrooms and two modern bathrooms, one of which is en-suite, and an open plan kitchen/reception room offering a generous entertaining space. The kitchen is modern and fully-fitted with plenty of workspace and the property features plenty of storage space. Also of note is the onsite concierge and gym, available to all residents of Battersea Reach.



Baltimore House is at the eastern end of Juniper Drive, just off York Road, and is within minutes of Wandsworth Bridge and the River Thames. Benefitting from the various restaurants, cafes and supermarkets that Battersea Reach has to offer as well as those in Wandsworth Town and over the river in Fulham. Access north of the river is via the train links from Wandsworth Town and Clapham Junction as well as the various bus links going over Wandsworth Bridge and east towards Battersea and Victoria.

Two bedrooms

Two bathrooms

River view

Approximate gross floor area:  
693 sq ft (64 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

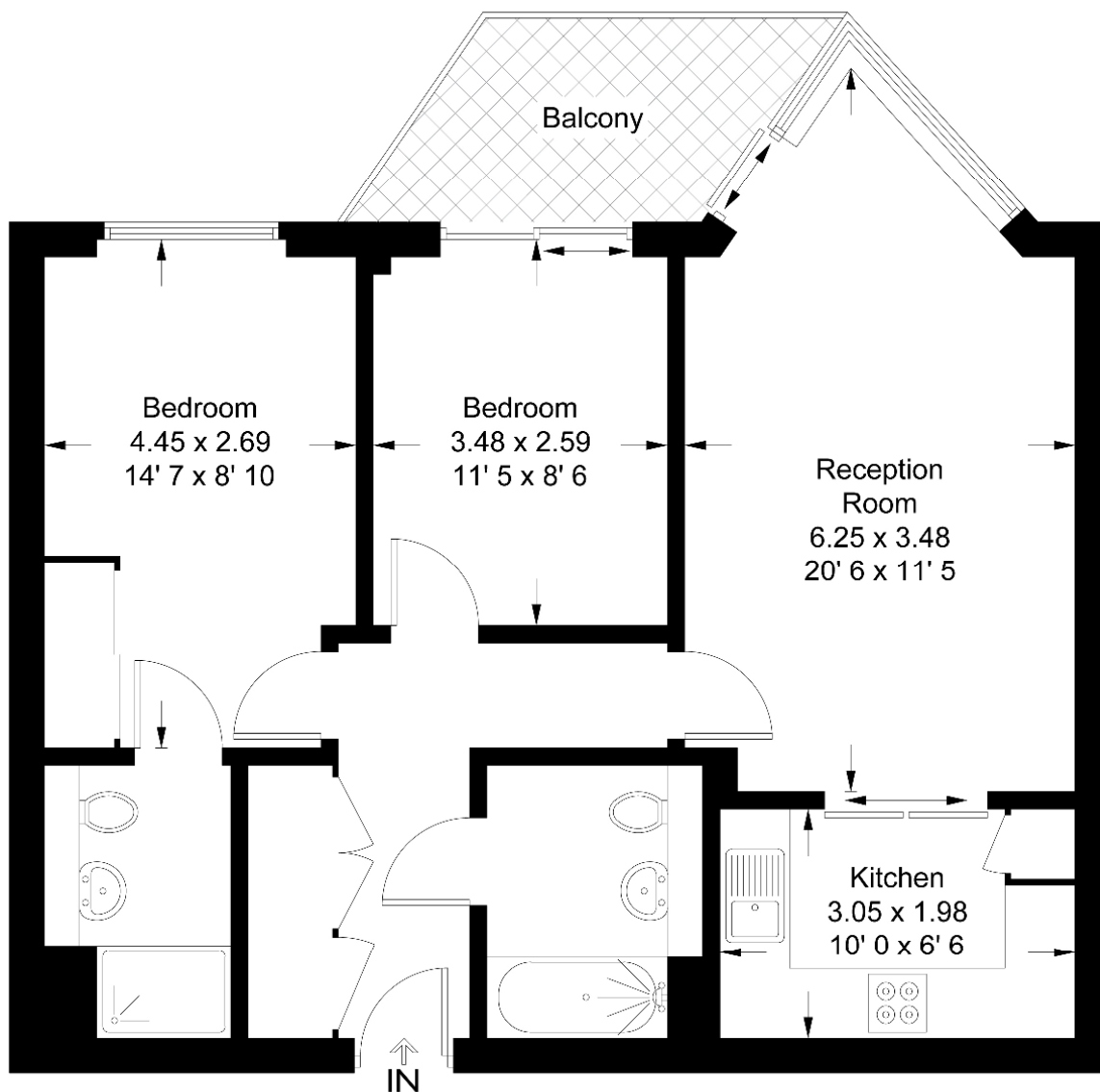
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NOT TO SCALE.

As defined by RICS code of  
measuring practice

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Details Prepared: 4 July 2024

## Baltimore House

Approximate Gross Internal Area = 693 sq ft / 64.4 sq m



**Ninth Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: Wandsworth Town  
390m (4 mins) (Line of sight)  
Gross floor area: 693 sq ft (64 m<sup>2</sup>)  
Local authority: Wandsworth  
Council tax band: D



## Battersea Park Office

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\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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