



## Juniper Drive

SW18 £450 PW



- A superb fourth floor apartment set in a riverside development
- A bright reception room with space for a dining table
- A modern kitchen with integrated appliances
- A master bedroom with an en-suite shower room
- A second double bedroom
- A bathroom
- A private balcony with spectacular river views

- A secure parking space
- 24 hour concierge service and communal gardens
- Near Wandsworth Town Mainline station
- Close to the amenities local to Old York Road
- Furnished
- Wandsworth Borough
- Available immediately

## ADVICE TO TENANTS

### REFERENCES

References will be obtained by an external credit-referencing agency.

The cost of this service is £71 including VAT. The cost for an overseas reference is £81 including VAT.

### PRELIMINARY PAYMENT

A preliminary payment of £600 is required before the processing of the application and preparation of documentation. If the tenant withdraws from the proposed agreement or references are known to be unsatisfactory then the preliminary payment will be forfeited, however if the Landlord withdraws, the preliminary payment will be returned to you in full minus the credit reference costs if incurred. Upon receipt of the Landlord's approval of your references and execution of the Tenancy Agreement, the preliminary payment will be offset against the monies due from you on the signing of the agreement, namely the first instalment of the rent, the Tenancy Agreement fees and dilapidation's deposit.

### CARD PAYMENTS

Please note that card transaction will incur bank service charges; please contact the office for further details. Unfortunately we are unable to accept American Express or Diners cards.

### DEPOSIT

A security deposit of six weeks (cleared funds only) will be required against unpaid bills and dilapidations.

### UTILITIES

Gas, electric, water rates, council tax and telephone accounts must be transferred into the Tenant's name at the commencement of the Tenancy. Please note it is the tenant's responsibility to ensure that this is completed.

### TENANCY AGREEMENT

A charge of £150.00 plus VAT is required for drawing up contracts.

### INVENTORY CHARGES

The Tenant is responsible for the cost of the inventory checkout at the end of the Tenancy, payable at the commencement of the tenancy.

### RENT PAYMENTS

We would like to make all tenants aware that rent will be due by the contract tenancy date every month or quarter. Standing orders will be set up to ensure this, however due to banking delays standing order mandates will be set up four days in advance of the rent due date.

### MOVING-IN MONIES

Move-in monies can be paid by bank transfer or debit card only (subject to a bank service charge). The payment must be in cleared funds prior to your move-in date. Please note, if funds are not cleared with ourselves, keys will not be released.

## DIMENSIONS

Reception	20'5" x 11'6"	6.21m x 3.51m
Kitchen	10'1" x 6'2"	3.06m x 1.87m
Bedroom one	14'5" x 8'1"	4.40m x 2.70m
Bedroom two	10'1" x 8'6"	3.31m x 2.6m

James Pendleton give notice to anyone reading these particulars that:

- (i) these particulars do not constitute part of an offer or contract;
- (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact;
- (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## ACCOMMODATION

A superb fourth floor apartment set within a St George's riverside development. The apartment comprises a bright reception room with space for a dining table, a modern kitchen with integrated appliances, a master bedroom with an en-suite shower room, a second double bedroom, a modern bathroom, a private balcony with spectacular river views and a secure parking space. The property benefits from beautifully maintained communal areas and gardens, a residents gym, a 24 hour concierge service/security, a lift and a video entry-phone system. Battersea Reach is an award winning development located within a short walk of Wandsworth Town Mainline station and all the amenities local to Old York Road, as well as being in close proximity of Fulham and Kings Road.

Available immediately, furnished.

Energy Rating: C.

