



Molasses House, Clove Hitch Quay SW11



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Situated along the Thames Path with breathtaking river views, this exceptional first floor, lateral apartment offers high quality finishes and a stylish design throughout. The dual aspect sitting room is a wonderful entertaining space, and features a balcony as well as a Juliette balcony, both of which overlook the river. The luxurious kitchen is a chef's dream with masses of storage, DeVOL aged brass taps, a copper butler's sink, Bosch appliances, a Stoves cooker with double oven, and Arabescato Verde polished marble worktops. The lighting is fully customisable with LED dimmers and colour change under-cabinet scene-setting options, creating the perfect ambiance for any occasion.



Guide price: £1,195,000

Tenure: Leasehold: approximately 963 years remaining

Service charge: £10,951.22 per annum, reviewed annually, next review due 2026

Ground rent: £500 per annum, reviewed annually, next review due 2026

Local authority: London Borough of Wandsworth

Council tax band: G

There are three double bedrooms, and two bathrooms. The spacious principal bedroom has an abundance of cleverly designed built in storage, including an incredible walk-in wardrobe, and there is a hidden ensuite bathroom. The bathrooms are both impressive spaces, with fully customisable LED dimmers and colour change lighting. They feature high-quality fixtures from Burlington Bathrooms and stunning marble from Artisans of Devizes.

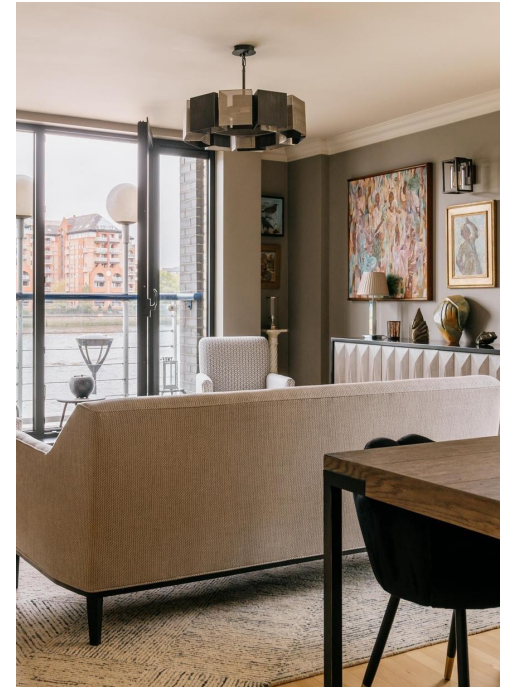
The apartment benefits from Hyperoptic full fibre broadband, Sky sockets, lift access, CCTV, and a 24-hour concierge service located in The Plantation Wharf Management Office.

This fabulous apartment is a perfect blend of elegance and practicality, and has the added benefit of a dedicated parking bay in the secure underground car park, and a large private storage cage.

Clove Hitch Quay is well-connected to Central London and the surrounding areas. Clapham Junction station is 0.5 miles away, providing regular Overground and National Rail services to major destinations, including Gatwick Airport, Victoria and Waterloo, as well as connections across the Greater London area. Additionally, there are convenient bus routes nearby, linking Battersea to Central and Southwest London, while the Thames Clipper service at Plantation Wharf offers scenic and efficient river transport options to key stops along the Thames, including the city

Local residents enjoy being situated close to a variety of cafes, pubs, restaurants, and shops along the river and nearby Battersea Square, and Northcote Road. The luxury shopping and dining experiences at the iconic Battersea Power Station can also be accessed by the Thames Clipper, and are a welcome recent addition to the area. The 200 acres of green spaces of Battersea Park are easily accessible from the property, ideal for relaxation, jogging, and recreational activities, complete with a boating lake, lakeside cafe, sports courts, and a zoo.



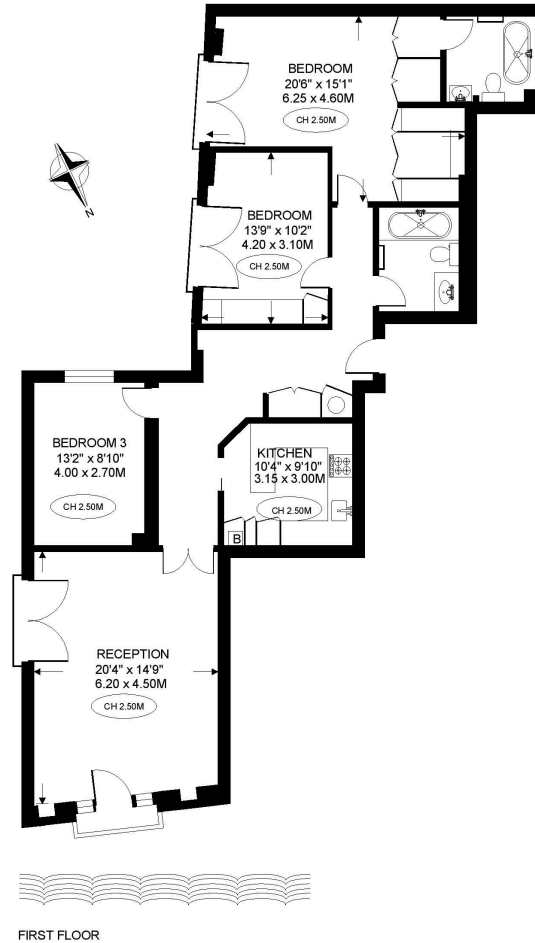




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Approximate Internal Floor Area
1,234 sq ft / 114.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 12/11/2024. Photographs and videos dated 12/11/2024.

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