



**Molasses House, Plantation Wharf**  
Clove Hitch Quay, SW11 3TN

## PROPERTY SUMMARY

A spacious two bedroom, two bathroom apartment with stunning river views and a westerly aspect. Covering approx. 1,300 sqft, this apartment has been reconfigured to maximise the space and light and provides plenty of built-in storage. The apartment includes one secure parking space with the sale.

2



2



1









**FIRST FLOOR**  
**GROSS INTERNAL FLOOR AREA**  
**1302 SQ FT/121 SQ M**

**LOCAL AUTHORITY**  
 Wandsworth Borough Council

**TENURE**  
 Leasehold

**COUNCIL TAX BAND**  
 Band G

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	58
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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