



## Riverside Plaza Battersea SW11

This two bedroom, two bathroom apartment has an allocated underground parking space and uninterrupted views up and down the Thames from its private balcony. Located in Mendip Court in Batterseas' popular Riverside Plaza development, this second floor apartment benefits from a bright feel throughout. Features include a fitted kitchen and a master bedroom with en suite bathroom. Residents of this charming riverside community benefit from a porter service and a communal courtyard garden. Battersea Square's cafés and boutiques are less than a mile away, while the

restaurants and bars of Battersea Reach are very close too. The Gazette restaurant is next door and a chemist and Co-op are a few minutes stroll away. Transport links are plentiful and include the Thames Clipper which docks in front of the development and trains from Wandsworth Town or Clapham Junction stations. There is also a wide choice of buses.

### KEY FEATURES

**Two bedrooms**

**Two bathrooms**

**Private balcony**

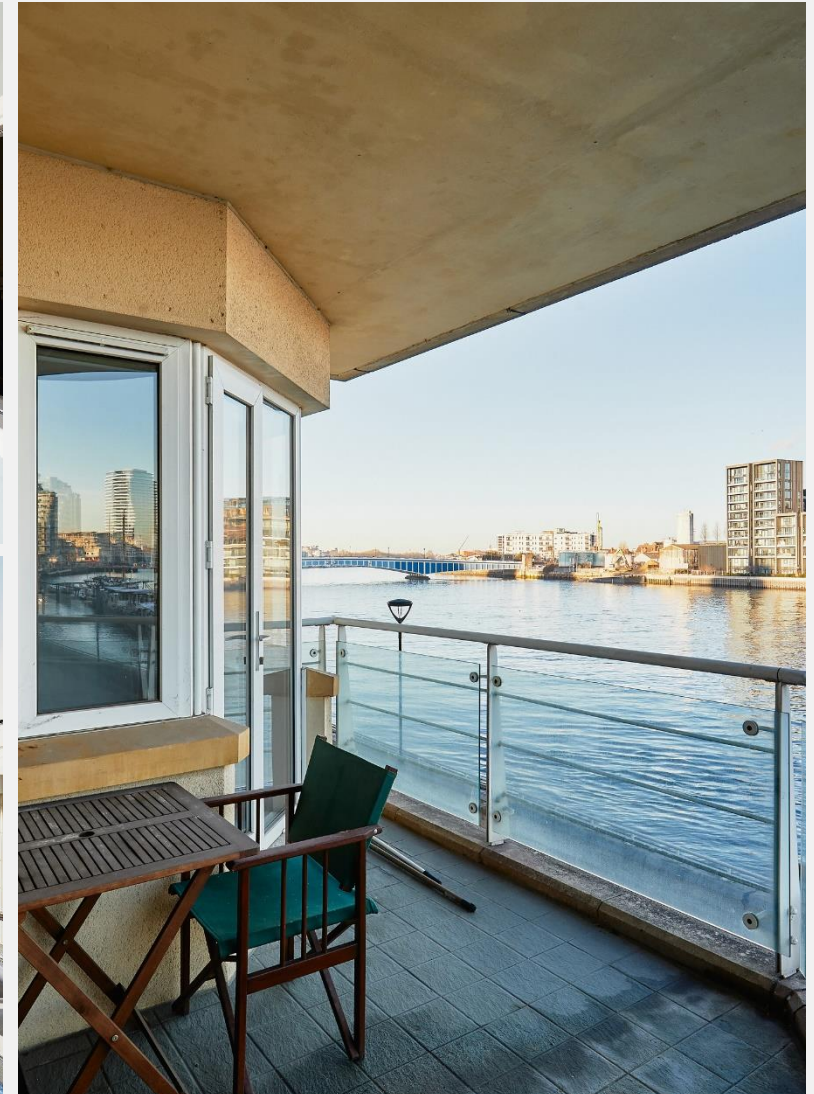
**Porter service**

**Local authority : London Borough of Wandsworth**

**Council tax: Band G - £1,583.51 for 2023/24**

**Service charges: £6,000 per year**

**Lease length: 970 years remaining**





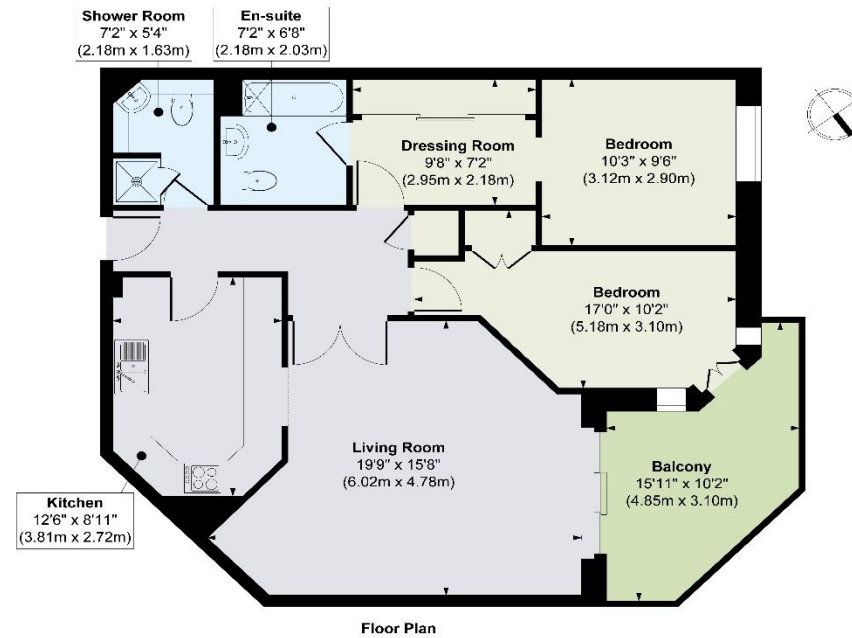
## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

|                          |                              |
|--------------------------|------------------------------|
| <b>Local authority:</b>  | London Borough of Wandsworth |
| <b>Internal area:</b>    | 907 sq. ft. / 84.26 sq. m.   |
| <b>Council tax band:</b> | G                            |
| <b>No. of bedrooms:</b>  | 2                            |

## RIVERSIDE PLAZA, BATTERSEA SW11



**Approx. Gross Internal Floor Area 843 sq. ft / 78.31 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.