



## Battersea Reach Wandsworth SW18

**\*SHORT LET\*** This impressive two bedroom, contemporary apartment is on the 6th floor of the ever popular Battersea Reach development and enjoys wonderful river views. The accommodation comprises a reception and dining area leading to a private riverside balcony, fully integrated kitchen, master bedroom with en suite shower room and fitted wardrobes, a second bedroom and family bathroom.

Battersea Reach benefits from a good selection of shops, cafes and restaurants nearby, along with 24 hour concierge service and residents' gym.

Transport options include easy access to Wandsworth Town National Rail Station with regular services into Waterloo via Clapham Junction. There is also a wide choice of buses.

### KEY FEATURES

**Two double bedrooms**

**Two bathrooms**

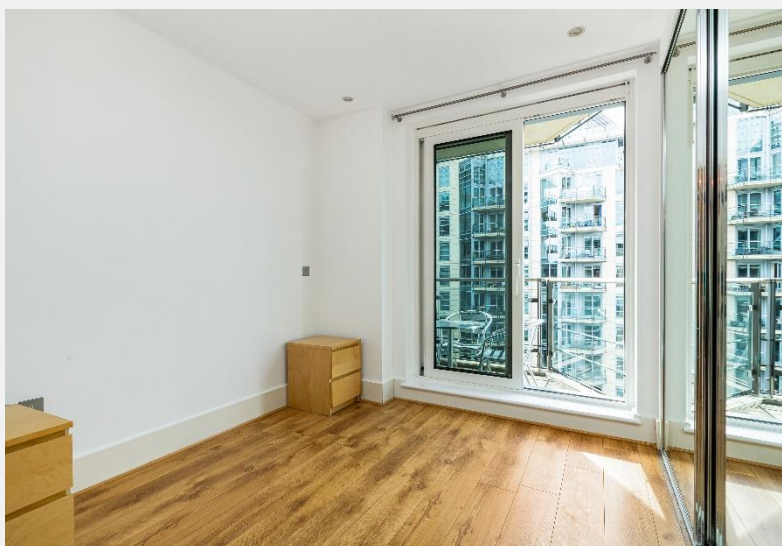
**Private balcony**

**Fully integrated kitchen**

**River views**

**24-hour concierge service**

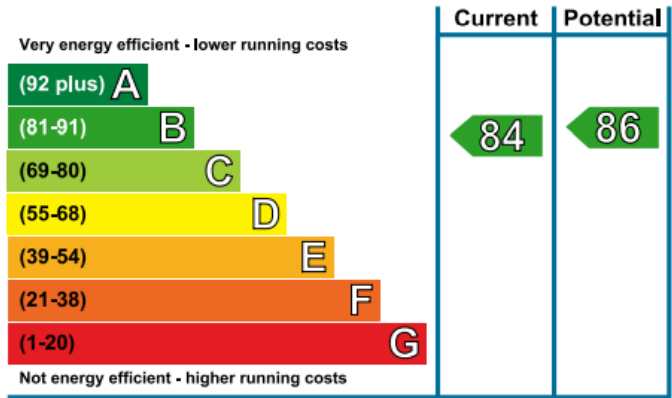
**Access to residents' gym**





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating



KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 755 sq. ft. / 70.2 sq. m.

**Garden area:** Balcony

**No. of bedrooms:** 2

**Council tax band:** F



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.