



Ensign House  
Battersea Reach, SW18









A modern apartment, presented in excellent condition throughout. The property benefits from a spacious entertaining space with fully integrated modern kitchen, large private roof terrace with direct river views & three double bedrooms and two bathrooms.

Battersea Reach fulfils the retail and leisure requirements of a sophisticated modern lifestyle, with easy access to a wide neighbouring network of bars, restaurants & world-class shopping in the immediate area.

Within easy reach of transport at Wandsworth Town.

- 3 Double Bedroom Riverside Apartment
- Panoramic Views
- Secure Parking
- Concierge & Residents Gym

Asking Price £1,750,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	74	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 979 years 9 months  
**Service Charge:** £9000  
**Ground Rent:** £275  
**Local Authority:** Wandsworth  
**Council Tax Band:** H

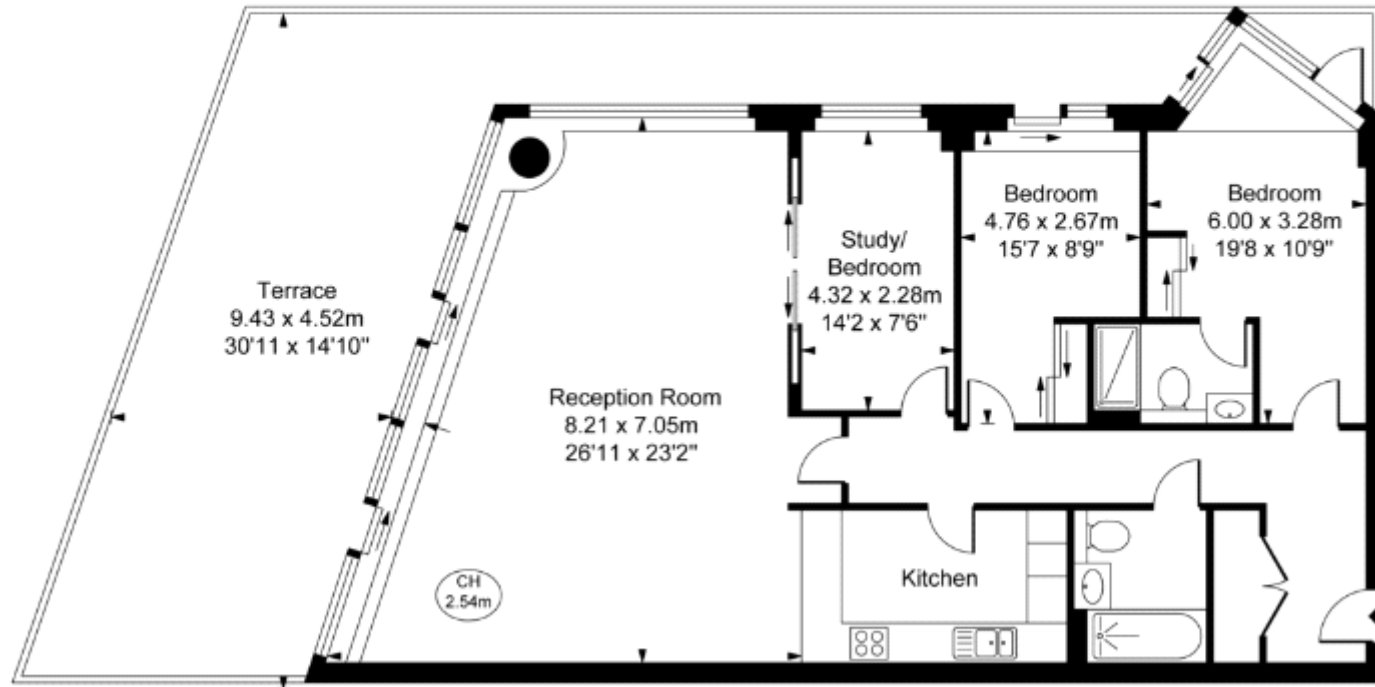
*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road  
 London  
 SW11 3AU

batterseapark@chestertons.co.uk  
 0203 040 8700  
[chestertons.co.uk](http://chestertons.co.uk)

Juniper Drive, SW18  
Approximate Gross Internal Area  
118.52 sq m / 1,276 sq ft

( CH = Ceiling Heights )



Second Floor

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable