





- Award Winning Development
- 24hr Concierge Service
- Double Bedrooms
- Secure Underground Parking
- Bike Storage
- Excellent Transport Links
- Long Lease
- Riverside Views
- On-Site Convenience Store

London & Country is pleased to bring to the market this fabulous two bedroom, two bathroom 6th-floor apartment, located in the much sought-after, award winning Battersea Reach development. Well-presented throughout, the apartment offers approximately 798 sq.ft of internal space, and includes a private balcony boasting fabulous riverside views.

There is a stunning kitchen with integrated appliances, an open plan reception and dining area with floor-to-ceiling windows that leads on to a private balcony offering river views. Both bedrooms are well-proportioned. The master bedroom has a fitted wardrobe and en-suite shower room. There is a modern family bathroom and also a utility cupboard. The property has high quality fixtures and fittings, underfloor heating and a secure underground parking space. Battersea Reach offers an array of on-site amenities that includes:- a gym, 24hr concierge service, bike storage, lift access, cafe/restaurant, convenience store, creche and communal gardens for residents to enjoy.

The development is within easy reach of independent shops, restaurants, cafes and leisure facilities. Transport links can be accessed at Wandsworth Town mainline station, nearby bus services or at Plantation Wharf pier for the river taxi service.

ADDITIONAL INFORMATION

- * Tenure - Leasehold
- * Length of Lease - 979 years remaining (approx.)
- * Ground Rent - £510 per annum
- * Service Charge - £6000 per annum
- * Local Authority - Wandsworth
- * Council Tax Band - F

The property would make an ideal first home or buy-to-let investment.

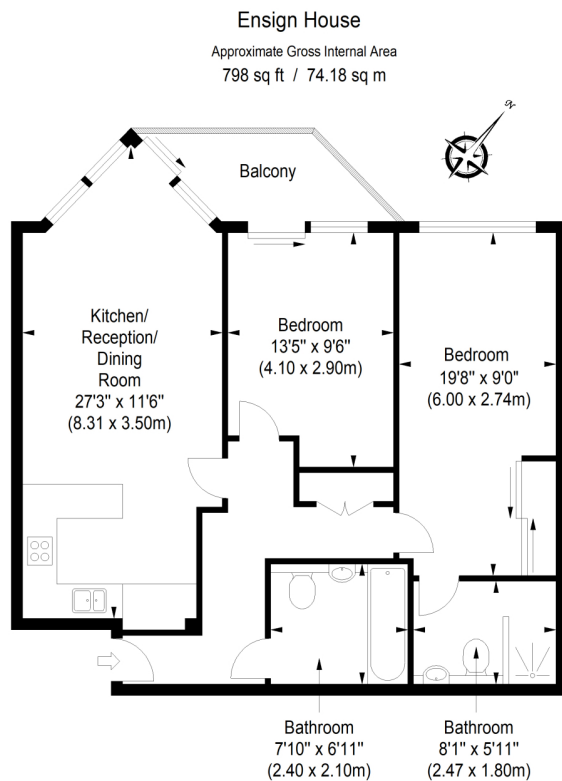


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	84 B	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements. Purchasers are advised to undertake their own measured survey prior to exchange of contracts.