

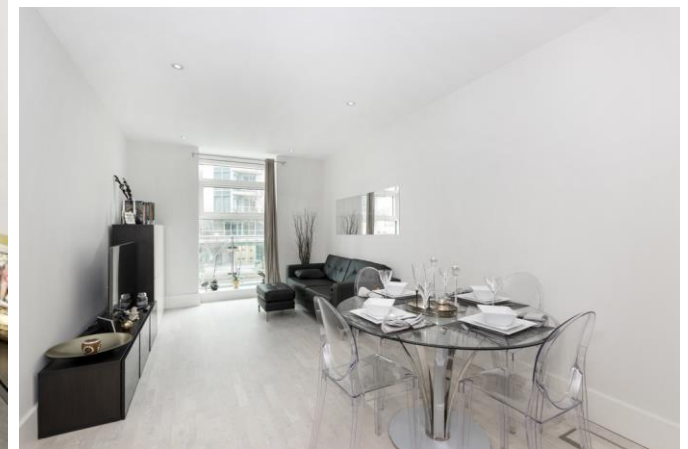


Ensign House, Battersea Reach
Wandsworth, SW18 1TA

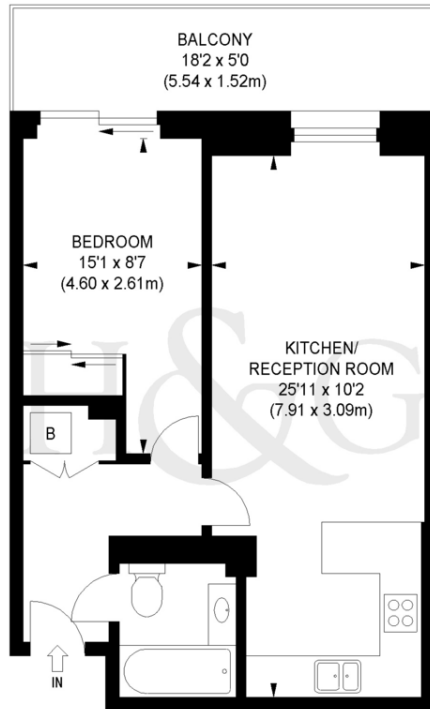


PROPERTY SUMMARY

A desirable one-bedroom apartment with a private fabulous terrace. The immaculately presented property is furnished to a high standard and is available on a furnished basis. Secure underground parking for one car is available on separate negotiation.







FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 498 SQ FT / 46.24 SQ M

Illustration for identification purposes only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Pixangle © . Tel 020 8870 2118

LOCAL AUTHORITY
Wandsworth Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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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