



## ENSIGN HOUSE

London, SW18



## A CONTEMPORARY, TWO-BEDROOM APARTMENT IN WANDSWORTH

Fantastic two bedroom apartment with river views located in the Battersea Reach development.



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EPC

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Leasehold, 977 years remaining

Ground rent: £900 per annum

Service charge: £5,676.82 per annum, reviewed annually, next review due 2027

**Guide Price: £575,000**

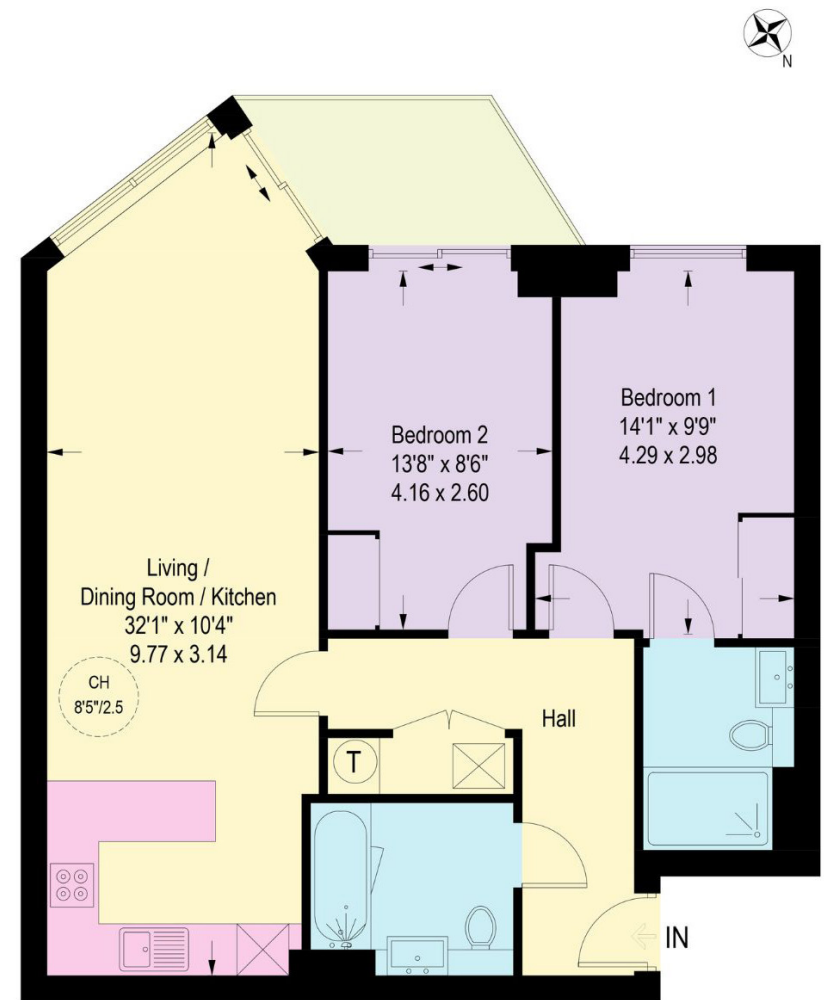


Situated on the fifth floor of the sought-after Ensign House development, this well-presented two-bedroom apartment offers approximately 763 sq ft of accommodation and benefits from river views from a private balcony.

The property features a spacious 32 ft open-plan living, dining and kitchen area with integrated appliances, ample natural light and direct balcony access. There are two double bedrooms with fitted storage, including a principal bedroom with en suite, plus a separate family bathroom.

Further benefits include secure underground parking, wood flooring to the living areas, excellent storage, lift access and a well-maintained riverside setting. Offered chain free.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



## Fifth Floor

Approximate Gross Internal Area = 763 sq ft / 70.9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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