



## Kingfisher House

Battersea Reach | Juniper Drive | SW18

£3,200 Per month

**MASON  
& VALE**  
PROPERTY

# Kingfisher House

Battersea Reach | Juniper Drive | SW18

£3,200 Per month

This stylish wing style apartment provides well balanced lateral living with a private wrap around terrace located in the Battersea Reach riverside development.

- Wing style apartment
- Communal gardens
- Excellent transport links
- Wrap around terrace
- 24 hour concierge
- River views





The reception room is has an dual aspect with floor-to-ceiling windows and access to the terrace. The fully fitted kitchen is semi open plan with a useful breakfast bar. The principal bedroom benefits from an en suite, built-in wardrobes and access to the terrace, while the second bedroom is well proportioned with access to the terrace and served by a separate bathroom.

The terrace offers a particularly appealing feature of the apartment. With its easterly orientation it provides a pleasant setting for the morning and afternoon sun along with views over the communal gardens towards the river.

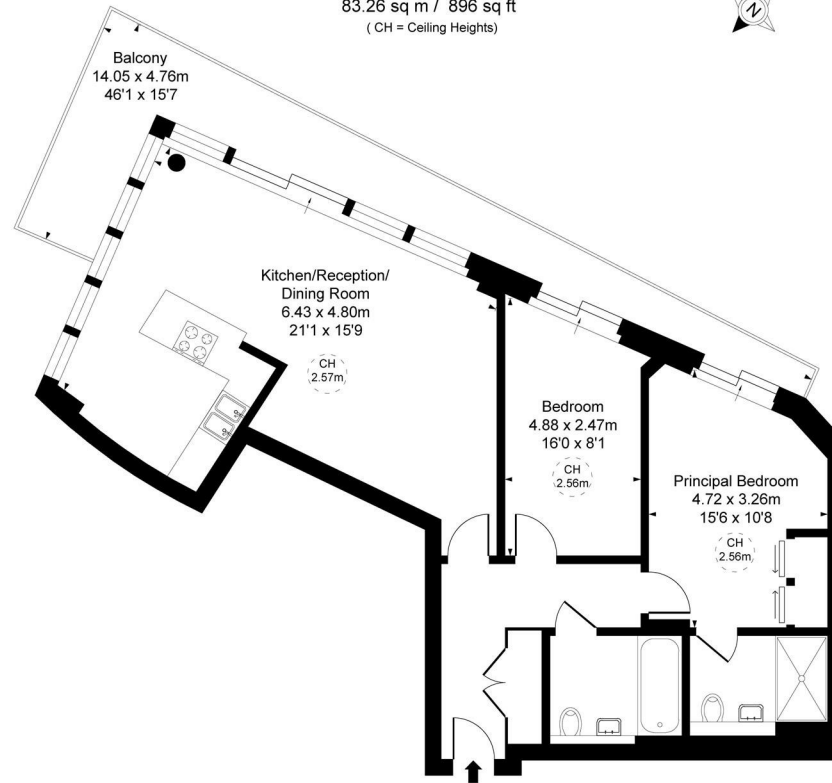
Residents of Battersea Reach benefit from a well managed environment and a range of facilities including a 24 hour concierge, secure underground parking and a residents' gymnasium.

Landscaped communal gardens and the riverside walk add to the sense of space and calm within the development. Battersea Reach offers convenient access into central London while retaining a relaxed riverside setting. There are a number of useful on site amenities including a Tesco Metro, café, Young's pub and nursery. Clapham Junction and Wandsworth Town stations are both within easy reach, providing regular services into central London, while numerous bus routes serve the surrounding area.

Wandsworth Town itself has developed a strong neighbourhood feel with a growing selection of independent cafés, restaurants and local shops. Southside Shopping Centre provides further convenience with a range of high street retailers, restaurants and a cinema. Just across the river, the King's Road offers an established mix of boutique shopping, dining and cultural attractions.



Kingfisher House, Juniper Drive, SW18  
 Approximate Gross Internal Area  
 83.26 sq m / 896 sq ft  
 (CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78 79
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Council Tax Band F  
 EPC Rating C

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