



## Flotilla House

Battersea Reach | Juniper Drive | London | SW18

Guide price £600,000

**MASON  
& VALE**  
PROPERTY

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London | SW18 1FX

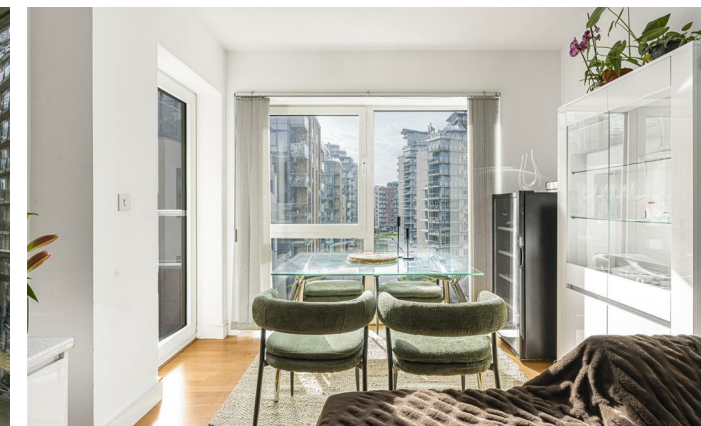
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Mason & Vale are pleased to offer this bright two bedroom apartment with a private west facing balcony in the award winning Battersea Reach development, quietly positioned along the banks of the River Thames.

Apartments with this aspect are particularly popular within the development for the quality of afternoon and evening light they enjoy.

The apartment offers well balanced lateral living with a generous reception room opening directly onto the balcony. The space has a clean, modern feel throughout, complemented by a contemporary open plan kitchen

- 24 Hour Concierge
- Secure underground parking
- Fifth floor (lift access)
- Open Plan kitchen/living room
- Private Balcony with river views
- Communal landscaped gardens
- 2 bed, 2 bathrooms





Both bedrooms are well proportioned. The principal bedroom benefits from built in wardrobes and an en suite bathroom. The second bedroom sits alongside the main bathroom and works equally well as a guest room, home office or additional living space depending on how the next owner wishes to use it.

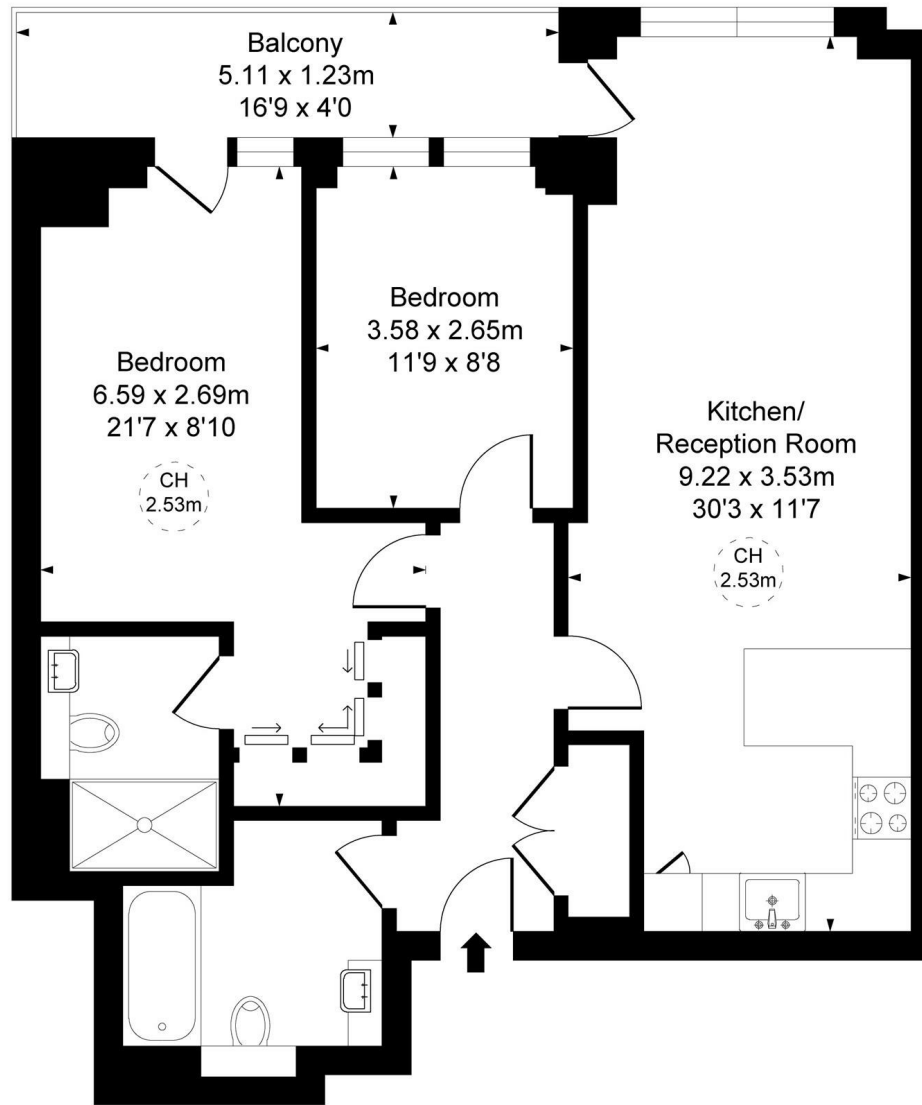
Battersea Reach is widely regarded as one of the best managed riverside developments in the area. Residents benefit from a 24 hour concierge, a well equipped residents' gym and secure underground parking, alongside landscaped communal gardens and direct access to the Thames Path which runs along the river. Many residents choose to stay here for years which says a lot about the way the development is run and the community that has formed. The riverside walk connects easily along the Thames towards both Chelsea and Putney and is particularly popular with residents in the early morning and evening. From nearby Plantation Wharf Pier the Thames Clippers river boat provides a relaxed and often surprisingly quick route into central London, stopping at Battersea Power Station, Chelsea Harbour, Blackfriars and Canary Wharf.

The development also works well from a practical point of view with useful amenities on site including a Tesco Express, cafés, a Young's waterfront pub and restaurant, a nursery and a small selection of local services, giving the development a convenient and village like feel. Clapham Junction and Wandsworth Town stations are both within easy reach, providing fast connections into central London, while bus routes run regularly through the surrounding area. Wandsworth Town has developed a strong neighbourhood feel in recent years with a growing selection of independent cafés, restaurants and local shops. Southside Shopping Centre provides further convenience with a cinema and a wide range of retailers, while just across the river the King's Road offers an established mix of boutique shopping and dining. For those looking for a well run riverside development with strong transport connections and a genuine neighbourhood feel, Battersea Reach continues to be a very popular choice.

# Flotilla House, Battersea Reach, SW18

Approximate Gross Internal Area  
78.55 sq m / 846 sq ft

( CH = Ceiling Heights)



Fifth Floor

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

**EPC Rating B**  
**Council Tax Band F**

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.

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