



Ensign House

Battersea Reach | Juniper Drive | London | SW18

£4,500 pcm

MASON
& VALE
PROPERTY

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Battersea Reach | Juniper Drive

London | SW18

£4,500 Per month

A stylish three-bedroom apartment offering a westerly aspect with river views located in the award-winning Battersea Reach riverside development.

This eleventh-floor apartment offers modern lateral living with wonderful river views and two balconies.

Accommodation comprises three bedrooms, two bathrooms, generous semi-open plan kitchen/reception room. Secure underground parking for one car is included.



- Westerly aspect
- Residents gym
- 11th floor (lift access)
- Secure underground parking for one car
- Comfort Cooling (heat/cool)
- Two balconies with river views
- 24 hour concierge
- Reception room semi open to the kitchen
- Three bedrooms, two bathrooms





The spacious open plan reception room benefits from floor-to-ceiling windows with a doors leading to one of the balconies. The modern integrated kitchen is semi-open plan to the reception room.

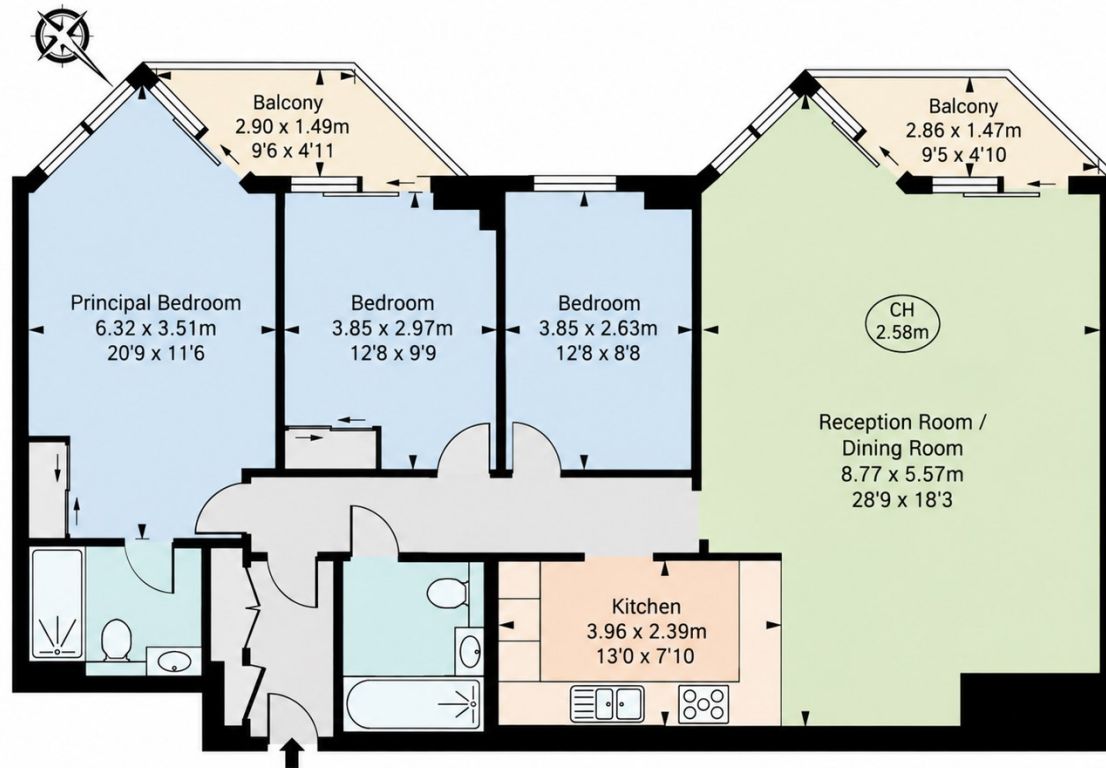
The generous master suite offers ample built-in wardrobes, en suite bathroom, floor-to-ceiling windows and access to the second balcony. There are two further bedrooms, guest bathroom, and useful utility cupboard.

The apartment boasts comfort cooling system (heating/cooling) to the living and sleeping accommodation with underfloor heating serving the kitchen, hallway and bathrooms.

Residents benefit from a 24-hour concierge service, secure underground parking and a resident only gymnasium. The property provides wonderful views across the River Thames from the privacy of the river facing terrace. Perfect for enjoying the afternoon sunshine.

Battersea Reach offers a modern lifestyle by the river Thames with easy access to central London. Landscaped gardens, the scenic riverwalk and excellent transport links make this a convenient place to reside. There are a array of on-site amenities including a Tesco metro, coffee shop, Youngs pub and nursery.

Clapham Junction and Wandsworth Town train station are within easy reach plus numerous bus routes make getting around easy. The surrounding neighbourhood in Wandsworth Town has a community feel with independent cafes, restaurants and local shops with Southside Shopping Centre offering high street shops, cinema and restaurants. The Kings Road is across the river placing boutique shopping, dining and cultural activities close at hand.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) 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 H
EPC Rating C

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