

FOR SALE



Trafalgar House, Battersea Reach
£425,000

MARTIN&CO

77 Trafalgar House

- 6th Floor / 587ft² Apartment
- Riverside Location
- Balcony with Courtyard Views
- Open-Plan Reception
- Integrated Kitchen Appliances

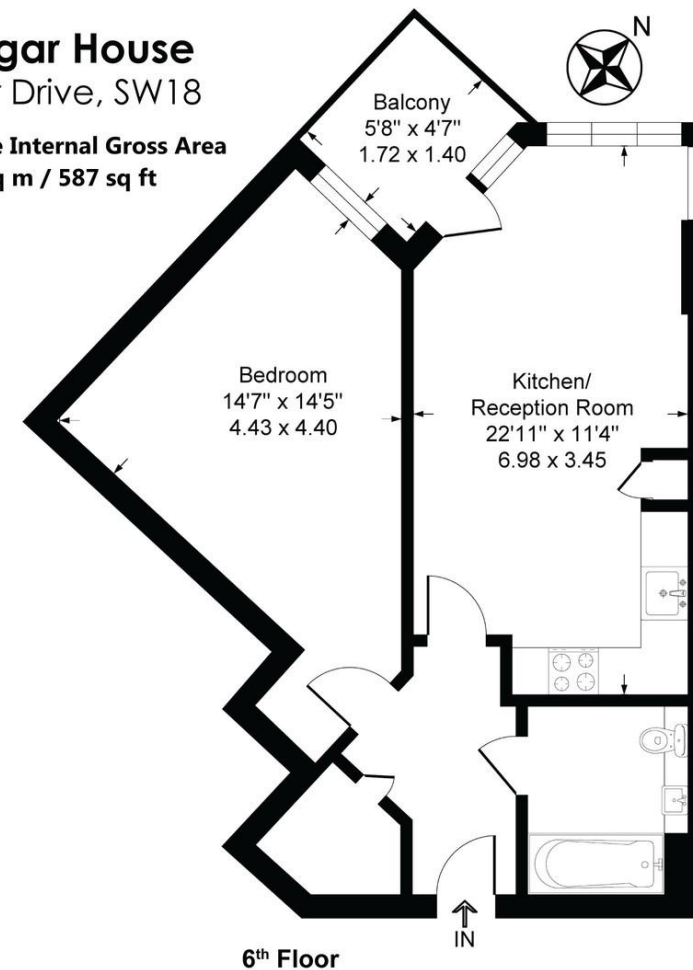
Beautifully finished 587ft² riverside apartment with a private balcony, integrated kitchen appliances & excellent transport links.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Trafalgar House

Juniper Drive, SW18

Approximate Internal Gross Area
54.6 sq m / 587 sq ft



This plan is for illustration purposes only and not drawn to scale. It is for guidance and not valuation purposes. All measurements, windows and door openings are approximate only. Please make sure you inspect the property yourself to check the dimensions, compass bearings, room sizes and shapes, before making any decisions reliant upon them.

Martin & Co Battersea Reach

Juniper Drive • Battersea Reach • London • SW18 1TW
T: 020 7585 0504 • E: riverside@martinco.com

020 7585 0504

<http://www.martinco.com>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

