



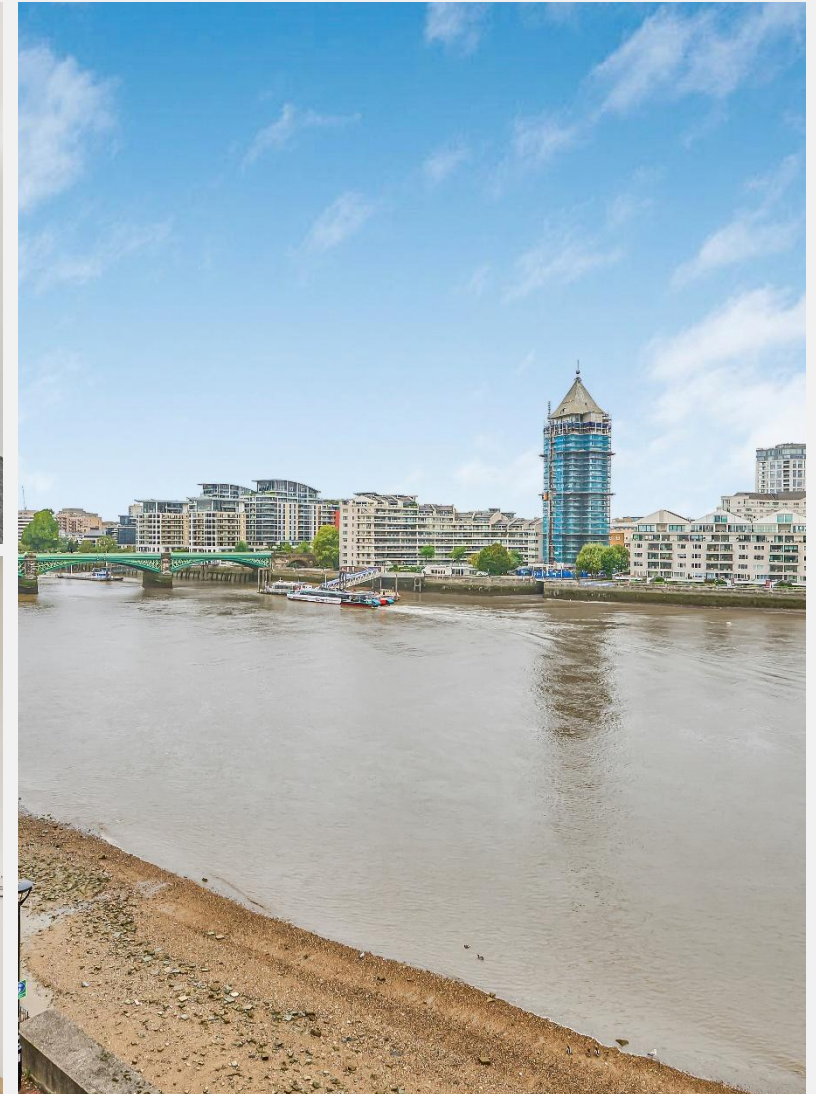
Valiant House Battersea SW11

At almost 1,000 sq. ft, this spacious two-bedroom apartment is located on the fifth floor (with lift access) of a secure gated riverside development. This stunning property features a large reception room with direct river views, a separate kitchen with space to dine, two double bedrooms both with built-in wardrobes, and a modern family bathroom plus second separate toilet. In addition to a generous living and entertaining space, tenants also benefit from secure allocated parking and an on-site porter. Valiant House is located on the river and close to Battersea Square which has been part

pedestrianised and is well known for its open-air cafés and restaurants. The area is well connected with transport north of the river provided by Clapham Junction Overground, Underground and National Rail Station and Battersea Park stations.

KEY FEATURES

- Two double bedroom apartment
- Large reception room
- Direct river views
- Lift access
- Secure allocated parking
- On-site porter





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: London Borough of Wandsworth

Internal area: 1,139 sq. ft. / 105.8 sq. m.

No. of bedrooms: 2

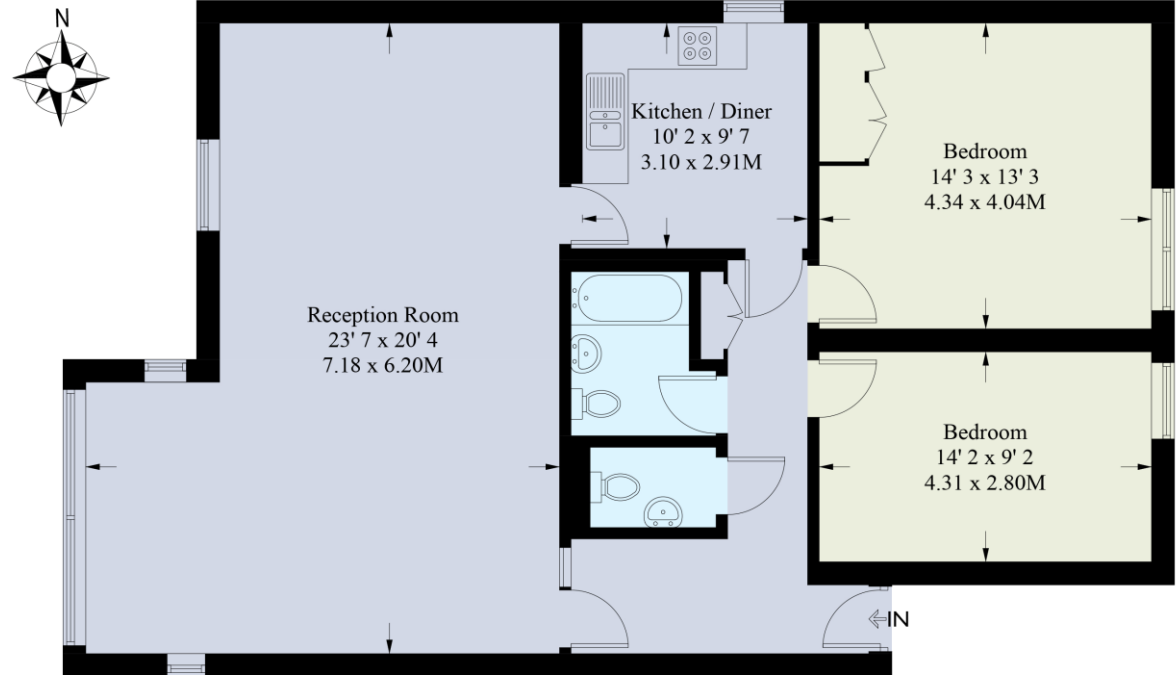
Council tax band: F

Lease length: 999 years from June 1972

Service charges: £6,800 per annum - this includes heating and hot water as well as buildings insurance and porter

insurance, resident porter, secure gated area etc.

Apartment House



Fifth Floor

Approximate Gross Internal Area = 105.8 sq.m / 1139 sq.ft

Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

RIVERHOMES

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