



Flotilla House

Battersea Reach | Juniper Drive | London | SW18 1FX

£600,000

MASON
& VALE
PROPERTY

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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 with high quality integrated appliances and a fresh, understated finish that sits comfortably within the room. The private balcony faces west and catches the afternoon and evening sun, with partial views towards the Thames. It is an easy place to sit at the end of the day while watching the light move across the river.

- 24 Hour Concierge
- Private Balcony with river views
- Secure underground parking
- Communal landscaped gardens
- Fifth floor (lift access)



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) A			
(81-91) B		81	81
(69-80) C			
(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 F
EPC Rating B

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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.