



Ensign House

Battersea Reach | Juniper Drive | London | SW18 1TA

£2,350 Per month

MASON
& VALE
PROPERTY

Ensign House

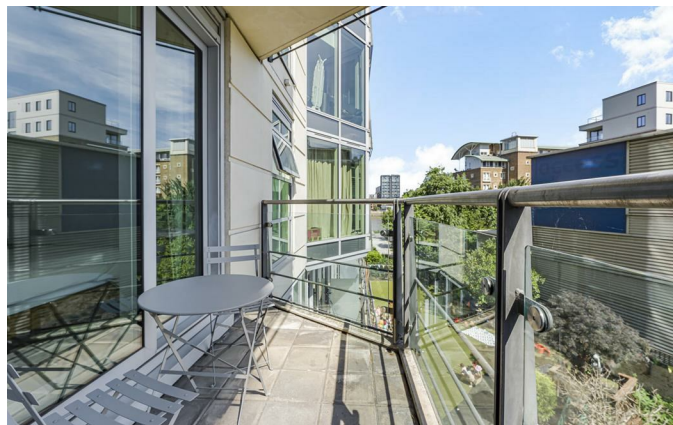
Battersea Reach | Juniper Drive

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A smartly presented one bedroom apartment in the Battersea Reach riverside development. Available now on a furnished basis. Parking available via separate negotiation.

- 24 Hour Concierge
- Managed by M&V
- Parking (via separate negotiation)
- Balcony
- Residents gym
- Riverside location





The accommodation comprises a bedroom, bathroom and open plan kitchen/reception room with balcony. There is a useful cupboard in the hallway provide storage space and housing the washer/dryer. Battersea Reach residents benefit from a 24-hour concierge service, communal gardens and a resident only gymnasium. The property provides oblique views across the River Thames from the easterly facing balcony.

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.

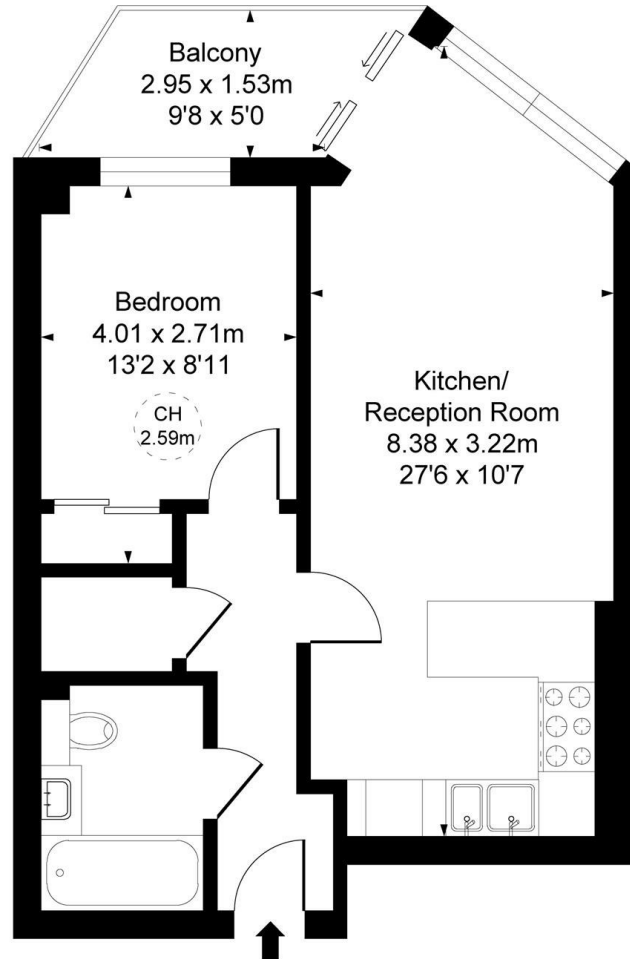


Clapham Junction and Wandsworth Town train station are within easy reach plus numerous bus routes make getting around easy. The surrounding neighbourhood in Wandsworth Town has a community feel with independent cafes, restaurants and local shops with Southside Shopping Centre offering high street shops,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



Ensign House, Battersea Reach, SW18

Approximate Gross Internal Area
 46.95 sq m / 505 sq ft
 (CH = Ceiling Heights)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus) A			
161-191) B		87	87
135-160) C			
105-134) D			
80-104) E			
65-79) F			
55-64) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band E
 EPC Rating B

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