



## Flotilla House

Battersea Reach | Juniper Drive | London | SW18 1FX

£600,000

MASON  
& VALE  
PROPERTY

# Flotilla House

Battersea Reach | Juniper Drive

London | SW18 IFX

£600,000

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.

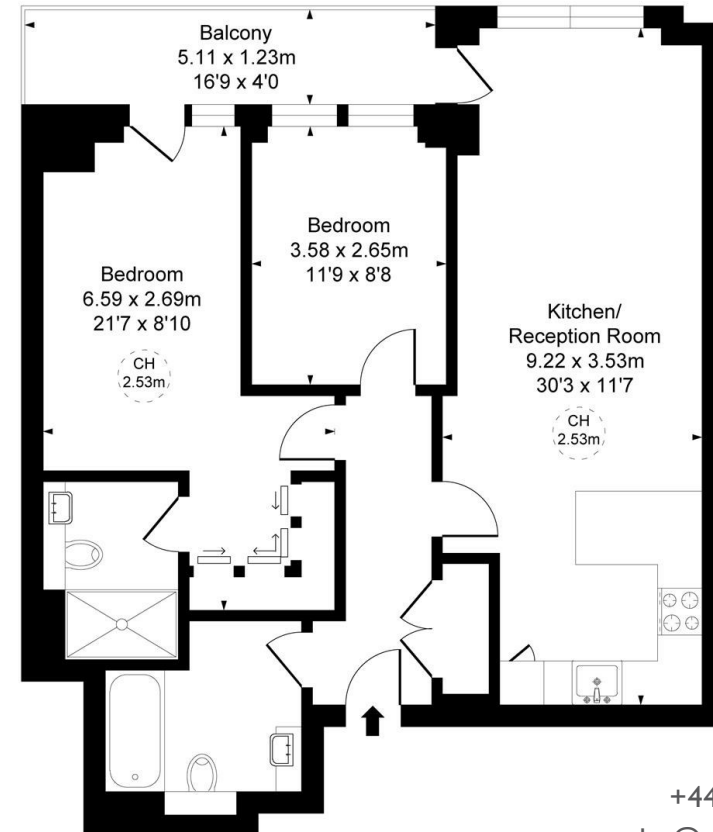
- 24 Hour Concierge
- Private Balcony with river views
- Secure underground parking
- Communal landscaped gardens
- Fifth floor (lift access)



## Flotilla House, Battersea Reach, SW18

Approximate Gross Internal Area  
78.55 sq m / 846 sq ft

(CH = Ceiling Heights)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band F  
EPC Rating B

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