



Trafalgar House
SW18

CHESTERTONS





Located within the prestigious Battersea Reach riverside development, this well-presented sixth-floor apartment extends to approximately 695 sq ft (64.57 sq m) and offers beautiful bright space throughout.

The property features a spacious open-plan reception room with a contemporary fitted kitchen, creating an ideal space for both everyday living and entertaining. The reception room opens onto a private south-facing balcony, providing a pleasant outdoor area.

There are two double bedrooms with space for storage, a modern family bathroom and useful built-in storage cupboards within the hallway.

Residents of Battersea Reach benefit from a sought-after riverside location with beautifully maintained communal areas and excellent amenities nearby. Wandsworth Town station is within easy reach, providing direct services into Central London, while the cafés, restaurants and riverside walks of Battersea Reach are on the doorstep.

- 2-bedroom apartment
- Private south-facing balcony
- Lift access
- 24hour concierge
- Close to Wandsworth Town station and the River Thames

Asking Price £475,000

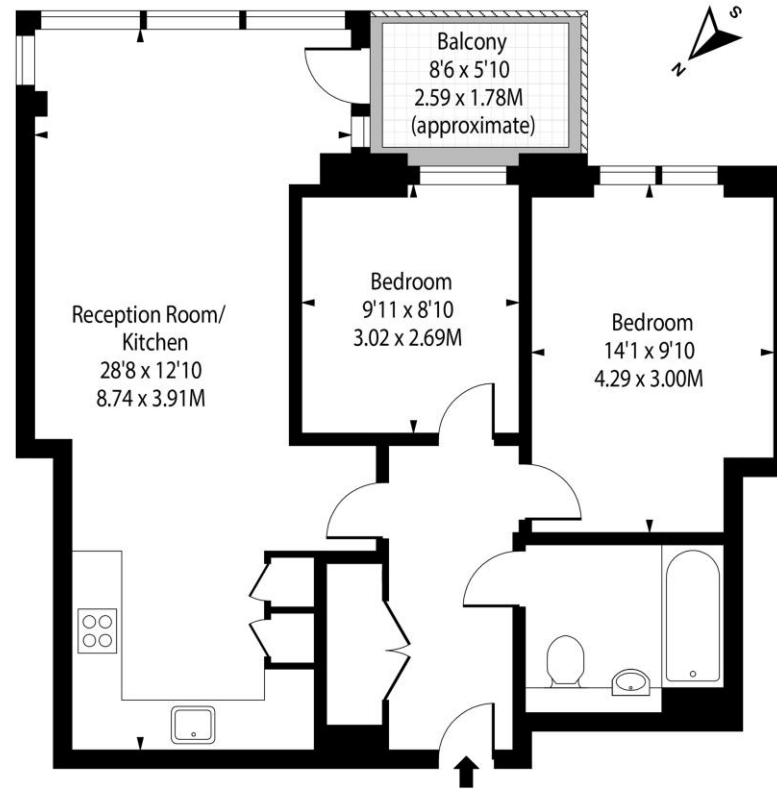
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: F

Chestertons Battersea Park & Nine Elms Sales

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Sixth Floor

Approx Gross Internal Area **695 Sq Ft - 64.57 Sq M**

Includes Limited Use Area - 12 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54767



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