



Baltimore House

Battersea Reach | Juniper Drive | London | SW18

£3,100 Per month

**MASON
& VALE**
PROPERTY

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Battersea Reach, Juniper Drive

London | SW18

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A smart wing style two bedroom apartment with a private terrace, set within the award winning Battersea Reach development on the banks of the River Thames.

- 24 Hour Concierge
- Residents gym
- Riverside location
- Wrap around terrace
- Managed by M&V
- River views



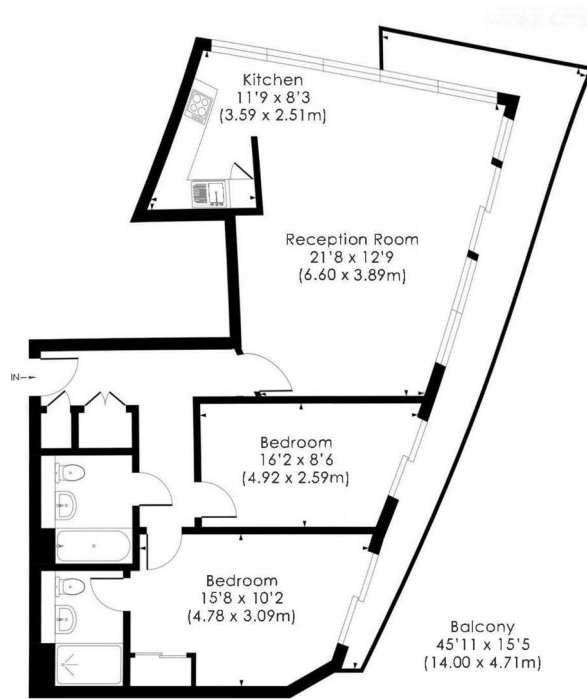


Positioned to enjoy river views and a westerly aspect, the apartment provides well balanced lateral living. The accommodation comprises a spacious reception room with access to the balcony, a modern kitchen, two bedrooms and two bathrooms. Parking is available via separate negotiation.

The principal bedroom benefits from an en suite and built in storage, while the second bedroom is well proportioned and served by a separate bathroom.

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.





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Approx. Gross Internal Floor Area
831 Sq. ft/77.21 Sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(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 C

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