



Ensign House

Battersea Reach | Juniper Drive | London | SW18 1TA

£2,300 Per month

**MASON
& VALE**
PROPERTY

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One bedroom apartment in the convenient Battersea Reach riverside development. With a westerly aspect the property benefits from a balcony, accessed from both the bedroom and the reception room. Residents have access to a residents only gym and 24 hour concierge service.

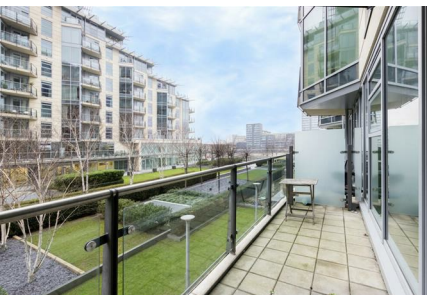
- 24 Hour Concierge
- Communal Gardens
- Close to Wandsworth Town
- Balcony
- Riverside location
- Secure entry system



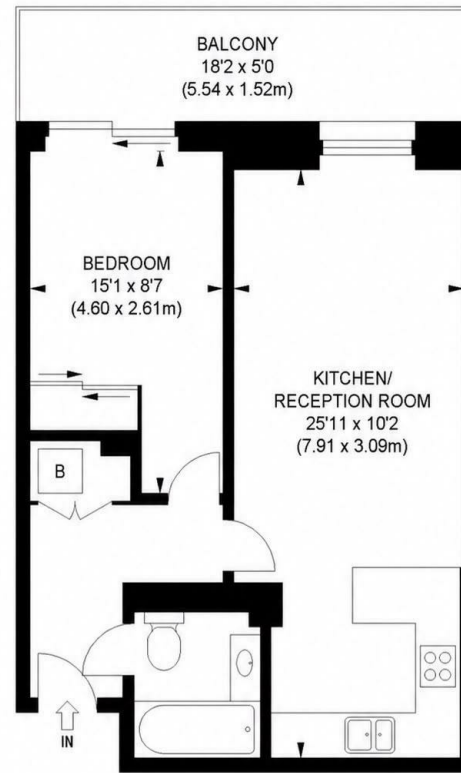


Residents of Battersea Reach benefit from a well managed environment and a range of facilities including a 24 hour concierge, secure underground parking and a residents' gymnasium. Landscaped communal gardens and the riverside walk add to the sense of space and calm within the development.

Battersea Reach offers convenient access into central London while retaining a relaxed riverside setting. There are a number of useful on site amenities including a Tesco Metro, café, Young's pub and nursery. Clapham Junction and Wandsworth Town stations are both within easy reach, providing regular services into central London, while numerous bus routes serve the surrounding area.



Wandsworth Town itself has developed a strong neighbourhood feel with a growing selection of independent cafés, restaurants and local shops. Southside Shopping Centre provides further convenience with a range of high street retailers, restaurants and a cinema. Just across the river, the King's Road offers an established mix of boutique shopping, dining and cultural attractions.



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 498 SQ FT / 46.24 SQ M

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 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 E
EPC Rating C

02078560313
hello@masonandvale.co.uk
masonandvale.co.uk