



Baltimore House

Battersea Reach | Juniper Drive | London | SW18

£2,750 Per month

MASON
& VALE
PROPERTY

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London | SW18 ITS
£2,750 Per month

Available now - A two bedroom apartment with a westerly aspect set within the award winning Battersea Reach development on the banks of the River Thames.

- 24 Hour Concierge
- Communal gardens
- Riverside location
- West facing balcony with river views
- Residents gym
- Parking available via separate negotiation.





Positioned to enjoy river views the apartment provides well balanced lateral living with an abundance of natural light. 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. There is a useful utility cupboard in the hallway providing useful storage space and housing the washer/dryer.

The balcony with its westerly orientation it provides a pleasant setting for afternoon and evening light, along with views towards the river.

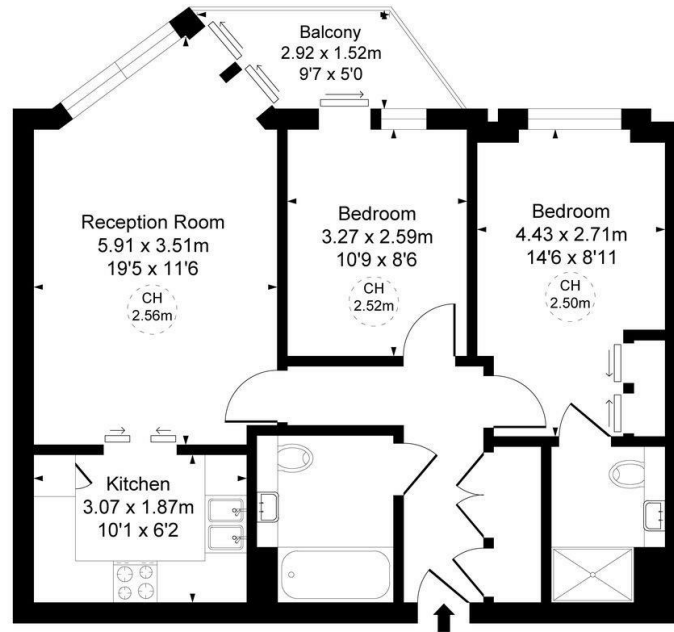
Residents of Battersea Reach benefit from a well managed environment and a range of facilities including a 24 hour concierge, secure underground parking and a residents' gymnasium. Landscaped communal gardens and the riverside walk add to the sense of space and calm within the development.

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.



Baltimore House, SW18
 Approximate Gross Internal Area
 64.43 sq m / 694 sq ft
 (CH = Ceiling Heights)



Sixth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(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 B

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