



Battersea Reach, London
SW18

GARTON JONES.COM



Battersea Reach, London , SW18

£675,000 Leasehold

EWS1 FORM IS AVAILABLE. A beautifully presented 2 double bedrooms, 2-bathroom (1 en-suite) apartment in Flotilla House, Battersea Reach built by St. George, part of the Berkeley Group. The apartment has been well designed with a fantastic open plan kitchen, reception & dining room leading out to a spacious East facing balcony. Both bedrooms are spacious and thoughtfully designed with quality built in wardrobes in each room and a modern bathroom suite leading off from the main bedroom with a walk-in shower and a second immaculate bathroom off the hallway. With floor to ceiling windows in all rooms, the apartment has a lot of natural light throughout.

Flotilla House forms part of the Battersea Reach development and was completed in 2012, with residents benefitting from private gardens beside the River, 24-hour concierge, residents' gym, and plenty of on-site stores. One of our most popular riverside developments, Battersea Reach sits on the South side of the River Thames with views overlooking the waterfront. Next to Wandsworth Bridge, there is easy access into Chelsea and Wandsworth Town station is 0.2 miles away providing access to Central London.

Leasehold: 982 Years Remaining
Service Charge: Approx. £4,000 per annum
Ground Rent: £300 per annum

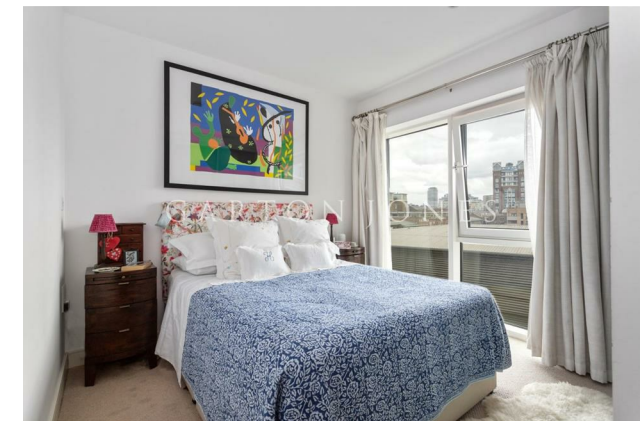
EPC certificate available on request.

- Beautiful Private Gardens for Residents Exclusive Use
- EWS1 Compliant
- 2 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Parking Included
- Balcony
- 24 Hour Concierge
- Close to Wandsworth Town Station
- Riverside Development

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

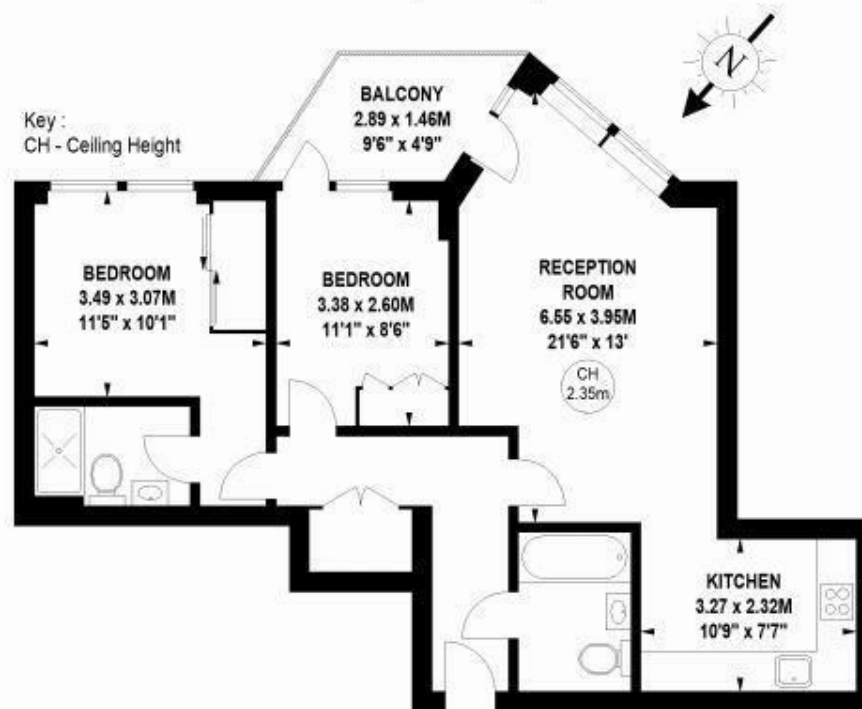
Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com



Flotilla House, SW18

Approximate gross internal area

69.40 sq m / 747 sq ft

**Fourth Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright of FeaturePRO.

