



Battersea Reach, London  
SW18

GARTON JONES.COM



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£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.

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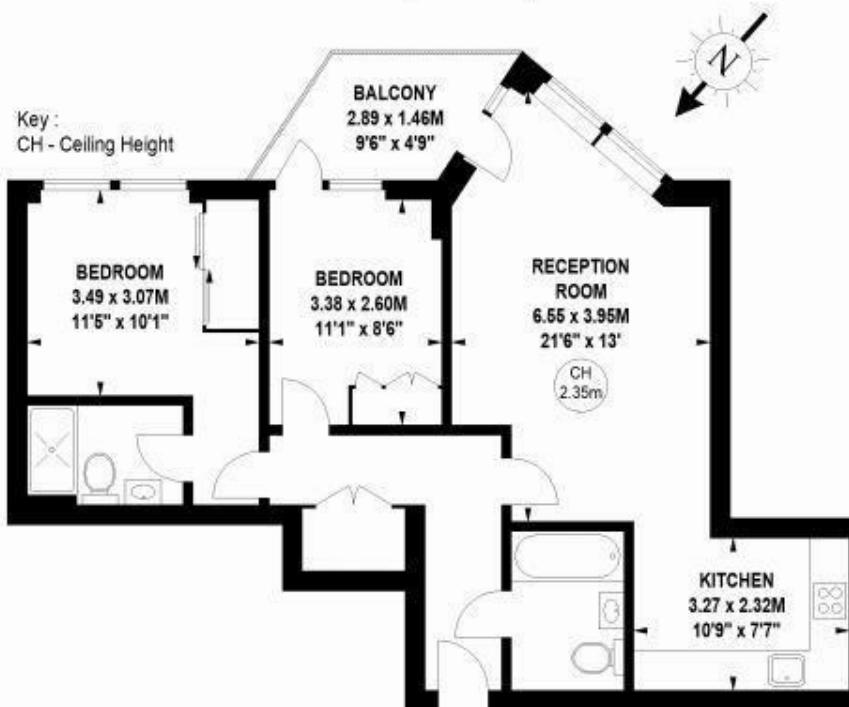
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## Flotilla House, SW18

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.  
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