

**FOR SALE**



**Ensign House, Battersea Reach**  
**£1,150,000**

  
**MARTIN&CO**

## Ensign House, Battersea Reach

£1,150,000

- 6th Floor / 1,300ft<sup>2</sup> Apartment
- 3 Bedrooms / 2 Bathrooms
- Terrace on the Riverfront
- Panoramic River Views
- Air Conditioning

River-facing 1,300ft<sup>2</sup> apartment with underground parking, air conditioning & riverfront terrace offering stunning views.

This river-facing 6th floor apartment boasts underground parking, air conditioning & a large terrace with breath-taking river views. Spread over approximately 1,300ft<sup>2</sup>, accommodation comprises three double bedrooms, additional balcony, two modern bathrooms, generous open-plan reception with dining area, breakfast bar & high specification kitchen. The interior includes integrated Siemens appliances, coffee machine, fitted wardrobes, wood flooring throughout, underfloor heating & separate utility cupboard. Floor-to-ceiling windows immerse this exceptional property in natural light. Photos for illustration only.



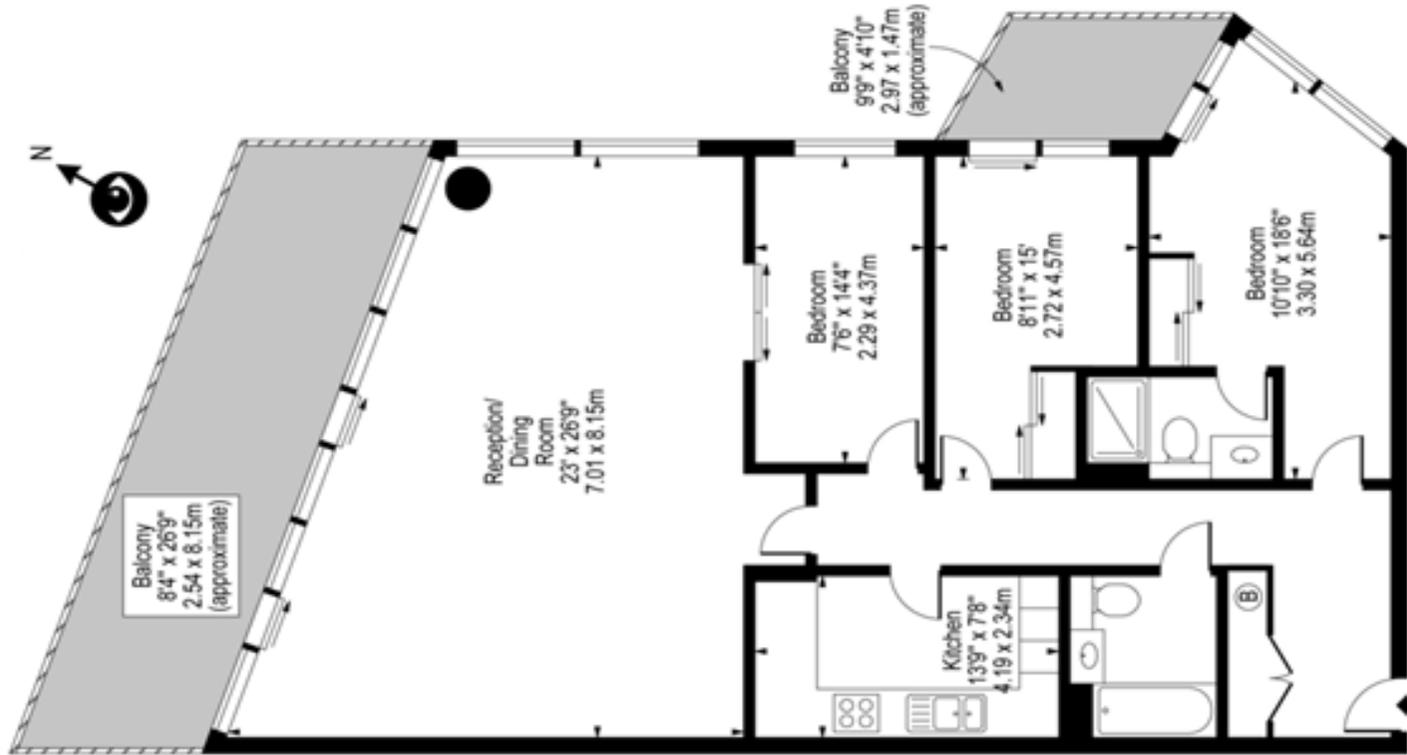
Battersea Reach is an award-winning riverside development from Berkeley Homes, located moments from the transport links of Wandsworth Town & Clapham Junction. Residents benefit from 24-hour concierge & an exclusive gym, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant & Caserta Italian Café.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ensign House,  
Battersea Reach.**



Sixth Floor  
**Approx Gross Internal Area 1292 Sq Ft - 120.03 Sq M**

For Illustration Purposes Only - Not To Scale  
 Floor Plan by [www.bcmmediagroup.com](http://www.bcmmediagroup.com)  
 Ref. No. E40117

**Martin & Co Battersea Reach**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

