

FOR SALE



Flotilla House, Battersea Reach
£625,000

MARTIN&CO

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£625,000

- 3rd Floor / 925ft² Apartment
- 2 Bedrooms / 2 Bathrooms
- Crescent Balcony with River Views
- Underground Parking
- Open-Plan Reception

Stunning 925ft² apartment with underground parking, Siemens appliances & west-facing balcony offering river / garden views.

This stunning 3rd floor apartment features secure underground parking & a crescent balcony presenting river / garden views. Accommodation spans approximately 925ft², comprising two large double bedrooms, two sleek bathrooms (one en-suite), spacious open-plan reception & high specification kitchen. The interior includes integrated Siemens appliances, built-in wardrobes, wood flooring, underfloor heating & separate utility cupboard. Floor-to-ceiling windows immerse this west-facing property in natural light.

Battersea Reach is a sought-after riverside development from Berkeley Homes, located moments from the transport links of Wandsworth Town & Clapham Junction. Residents



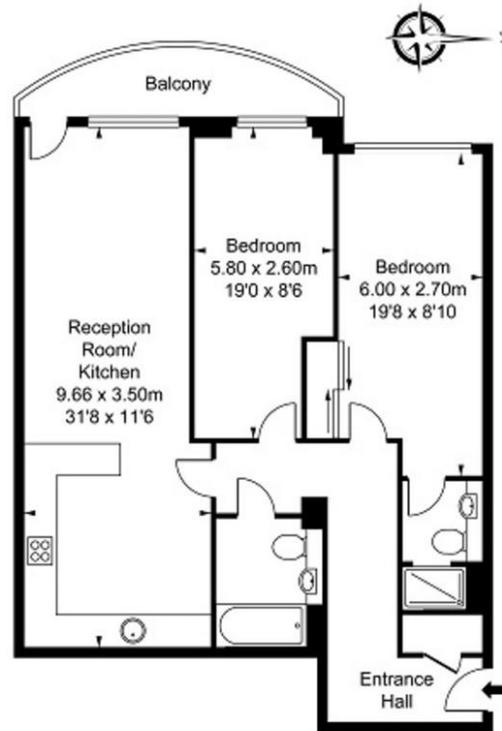
benefit from 24-hour concierge & a private gym, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant, Caserta Italian Café, yue float wellness centre & beauty salon.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Battersea Reach, SW18

Approximate Gross Internal Area
85.94 sq m / 925 sq ft



Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION.

Martin & Co Battersea Reach

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