

**£335 pw**  
**Kingfisher House**  
Battersea Reach, SW18

## PROPERTY SUMMARY

A well proportioned one bedroom apartment within the award winning Battersea Reach riverside development. Located on the sixth floor is light and bright and has a pleasant southerly outlook. Water bills are included in the rent.

Battersea Reach is an award winning St George development offering residents a 24hr concierge service, residents only gymnasium and business centre with a private meeting room.



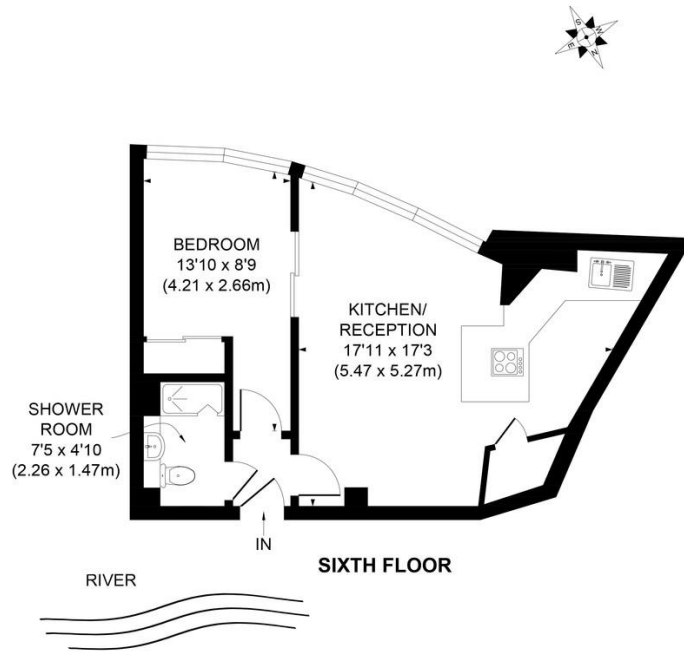


**LOCAL AUTHORITY**  
Wandsworth Borough Council

**FURNISHED**

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



APPROX. GROSS INTERNAL FLOOR AREA 469 SQ. FT / 43.55 SQ. M  
Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Fixangle ©. Tel 020 8870 2118

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 83, Potential 83  
Environmental Impact (CO<sub>2</sub>) Rating: Current 75, Potential 75

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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