

# RIVERHOMES

**Valiant House  
Battersea SW11**

Offer in Excess of  
£789,950  
Share of Freehold



## Valiant House Battersea SW11

This generously proportioned two double bedroom apartment on the third floor of this purpose-built mansion block has 950 sq. ft. of living space. There are floor-to-ceiling height windows in the reception room to take full advantage of the downstream view of the River Thames towards the City of London, Valiant House is just moments from the picturesque Battersea Square. This historic cobbled square has a lovely selection of cafes, restaurants and boutique shops to enjoy. The apartment benefits from being in a secure gated development, with allocated parking, porter service and residents' laundry area. The 170 bus service runs between Clapham Junction and Victoria and stops right outside the front of Valiant House. Clapham Junction National Rail station is less than a mile away and the Thames Clipper service runs from nearby Plantation Wharf pier, which takes you into the City and beyond.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Gated development**

**Floor-to-ceiling windows with views of the River Thames**

**Secure allocated parking**

**Opposite the historic Battersea Square**

**Service charge: £6,000.00 per annum approx. including hot water and heating**

**Council tax: £1,320.42 per annum approx.**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	951 sq. ft. / 88.37 sq. m.
<b>Garden area:</b>	F
<b>No. of bedrooms:</b>	2

