



Calico House

Plantation Wharf | Battersea | London | SW11

£5,250 Per month

MASON
& VALE
PROPERTY

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Set within the sought-after riverside development of Plantation Wharf, Calico House offers contemporary living in one of SW11's most desirable Thames-side locations.

Combining a peaceful waterfront setting with excellent connectivity, the development provides residents with a secure and well-maintained environment just moments from Battersea, Chelsea and some of South West London's most vibrant amenities.

This beautifully presented apartment has been thoughtfully designed to provide a comfortable and contemporary living environment, with well-proportioned accommodation, quality finishes and a layout suited to modern lifestyles.



- Plantation Wharf riverside development
- Three-Storey apartment
- Three bedrooms, two bathrooms
- Private terrace with direct river views
- 24 hour concierge and site security
- Secure parking for one car (EV charging points available).



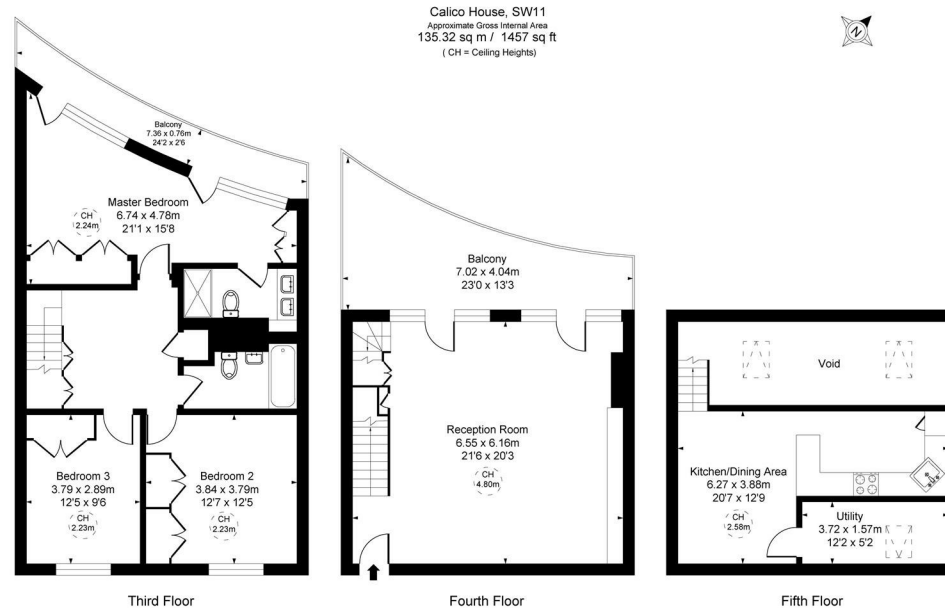
Set over three floors, the living accommodation is on the entrance level with a large reception room with floor-to-ceiling windows flooding the room with natural light and providing river views. A door opens to the balcony which is a lovely space to sit and enjoy the views across the river to Chelsea.

Stairs lead up to the upper mezzanine level where there is the open plan kitchen/dining room with integrated appliances, generous storage and ample worktop space, creating a practical yet stylish area for cooking and dining. There is also a useful utility room which provides a further storage area.

To the lower floor are the bedrooms. The well-appointed principal bedroom offers a wonderful space with a wall of floor-to-ceiling windows facing the river creating a calm and inviting atmosphere. This room is complimented by an ensuite shower room and access to a private terrace. There are two further generous sized bedrooms and a family bathroom.

Plantation Wharf is a well-established riverside community, benefiting from a dedicated 24 hour concierge service, secure entry, gated underground parking with EV charging points, landscaped communal areas and excellent on-site facilities. Its enviable location provides easy access to the cafés, restaurants and boutiques of Battersea, while nearby Clapham Junction, Wandsworth Town and riverboat services offer convenient connections across London.

Offering the perfect combination of riverside tranquillity, contemporary interiors and excellent transport links, Calico House presents an exceptional opportunity to move in to a stylish home within one of Battersea's most established riverside developments. An ideal choice for professionals or family's seeking a well-connected London residence with a strong lifestyle appeal.



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band G
EPC Rating C

02078560313
hello@masonandvale.co.uk
masonandvale.co.uk