



Battersea Reach, London  
SW18

GARTON JONES.COM



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## £3,990,000 Leasehold

A spectacular sub-penthouse, 3 double bedroom, 3 en-suite bathrooms & guest WC apartment of 2,886.00sq.ft (268.1sq.m) occupying the entire 14th floor of Ascensis Tower, Battersea Reach. Offering some of the best panoramic views over London including the River Thames, the apartment comprises 6 balconies in total, including a large private terrace directly on the Riverside. Further benefits include an open plan reception room, a smart integrated kitchen with Siemens appliances including a coffee machine and wine cooler, wood flooring, secure parking & fantastic storage. Battersea Reach is an incredibly popular residential development by Berkeley Homes, located next to Wandsworth Bridge providing easy access into Chelsea & Kensington and if also a short walk away from the transport links of Wandsworth Town & Clapham Junction. Residents have the added benefit of a 24-hour concierge and private gym, with a wealth of further on-site amenities including Cake Boy, The Waterfront Pub and a Tesco Express.

- Leasehold: 979 Years Remaining
- Service Charges: £16,903.32 per annum
- Ground Rent: £650 per annum
- EPC Rating B (84)

- 2886.00sq.ft (268.1sq.m)
- 3 Double Bedrooms
- Panoramic Views
- Open Plan Reception
- Secure Parking
- Occupies the Entire Floor
- 6 Balconies
- On the River Thames
- 24 Hour Concierge
- Residents Gym

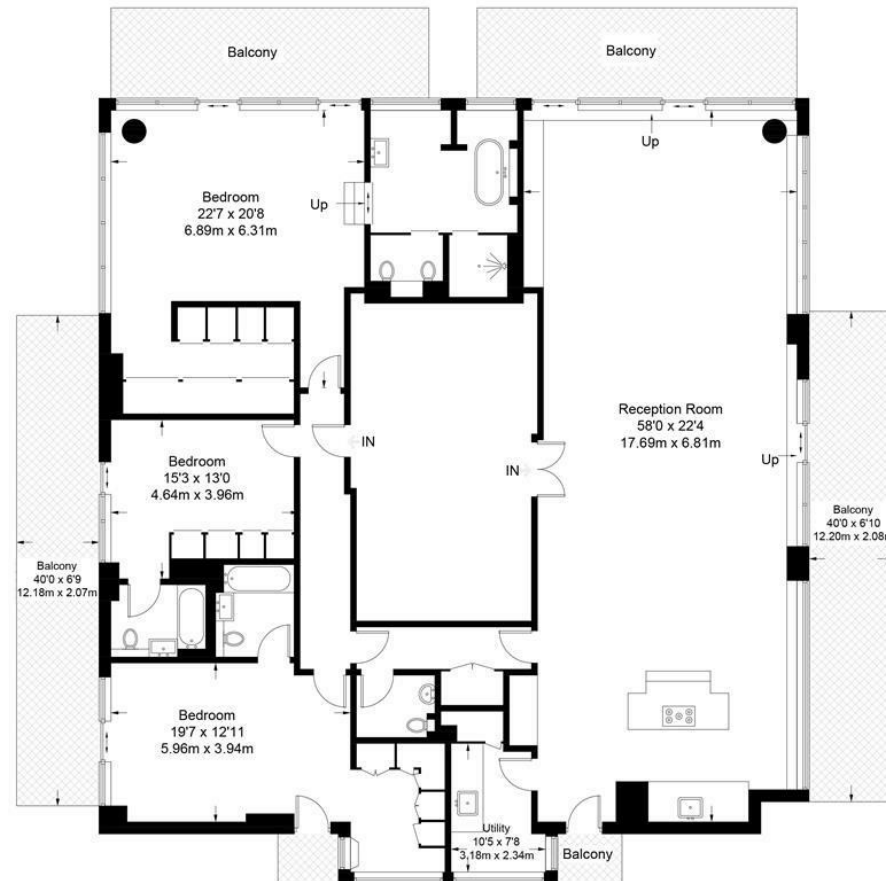


EPC certificate available on request.



# Ascensis Tower

Approximate Gross Internal Area = 2886 sq ft / 268.1 sq m



Fourteenth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

