

RIVERHOMES

Plantation Wharf
Battersea SW11

£875,000
Leasehold



Plantation Wharf Battersea SW11

Set within the exclusive Plantation Wharf development, this beautifully appointed two-bedroom apartment offers refined riverside living with uninterrupted views of the Thames. Positioned on the first floor, the home features a unique layout with a fully fitted kitchen and open-plan dining space built over a charming archway, creating two distinct reception rooms—perfect for entertaining or quiet retreat.

The separate lounge opens onto a private balcony overlooking the river, while the principal bedroom offers its own secluded balcony, built-in wardrobes, and an en suite bathroom. Cleverly designed for privacy, it shares just one wall with a neighbouring property and is fully soundproofed. Underfloor heating runs throughout and can be controlled manually or remotely.

The second bedroom is generously sized with a Juliet balcony and abundant natural light, complemented by a stylish family bathroom.

A designated parking space, private basement storage, concierge service, 24-hour security, lift access, and secure bike storage add to the convenience. Direct access to the Thames Path and a nearby Uber River Taxi stop (0.1 mi) enhance the lifestyle offering, while Clapham Junction and Wandsworth Town stations are just minutes away.

This is riverside London at its most elegant—a rare blend of style, comfort, and location.

KEY FEATURES

2 bedroom apartment

2 bathrooms

Open-plan dining space

Private balcony

Underfloor heating

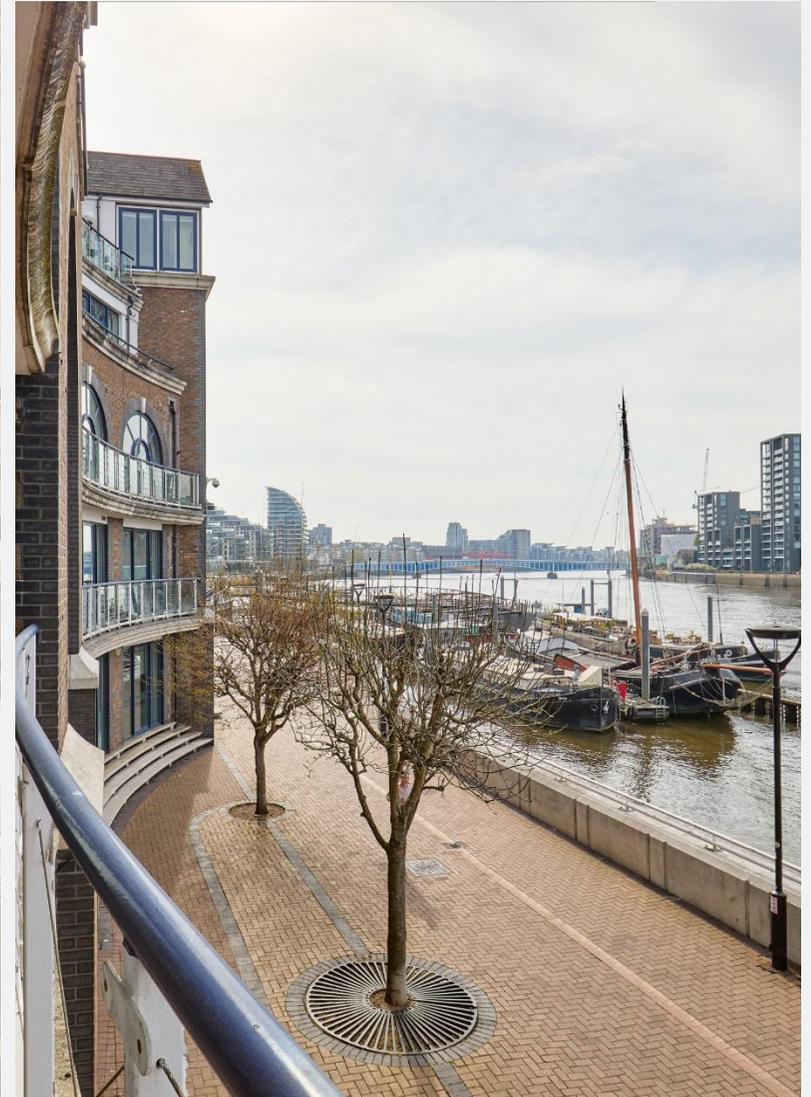
Juliet balcony

Secure underground parking space

Private basement storage

Concierge service

**Conveniently located close to shops,
restaurants and public transport**





ENERGY PERFORMANCE CERTIFICATE

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

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,131 sq. ft. / 105.12 sq. m.
Garden area:	Balcony
No. of bedrooms:	2
Council tax:	Band G
Lease length:	Until March 2988
Service charges:	£8,000 - £9,000 per year approx.

MOLASSES HOUSE, PLANTATION WHARF SW11

