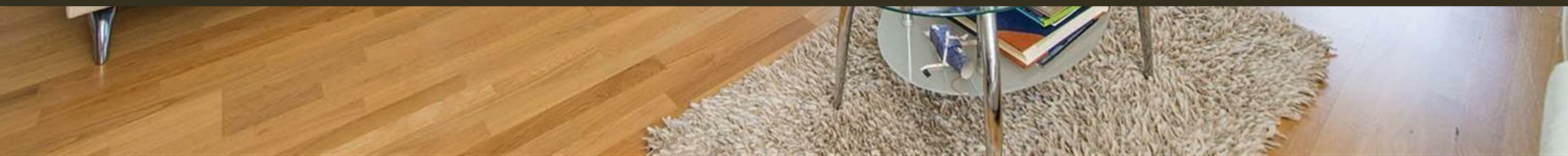




Battersea Reach, Battersea
London SW18

GARTON JONES.COM



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£1,750,000 Leasehold

Stunning river facing 3-bedroom apartment with a spacious wraparound balcony(with sunset views) and equipped with Opus sound Technology in all rooms is now available to view. Located on the 2nd floor (with lift) and finished to the highest standard, the apartment is spread over 1288sq.ft (120sq.m) and further comprises a large living/dining room, separate fitted kitchen with built in coffee machine, three double bedrooms, master with en-suite shower room, and a guest bathroom. The apartment also benefits from underfloor heating, comfort cooling, mood lighting, 24 hour concierge and security, gym, plus secure underground parking for one car. Battersea Reach is one of London's latest contemporary riverside developments located just over Wandsworth Bridge. Residents have access to Youngs Waterfront Bar & restaurant plus a French patisserie within the development with more amenities scheduled to open soon. Transportation links are excellent with overland trains to Waterloo a few minutes' walk away.

Service Charge £9265 2022/23 — Lease 983 years —
Ground Rent £550

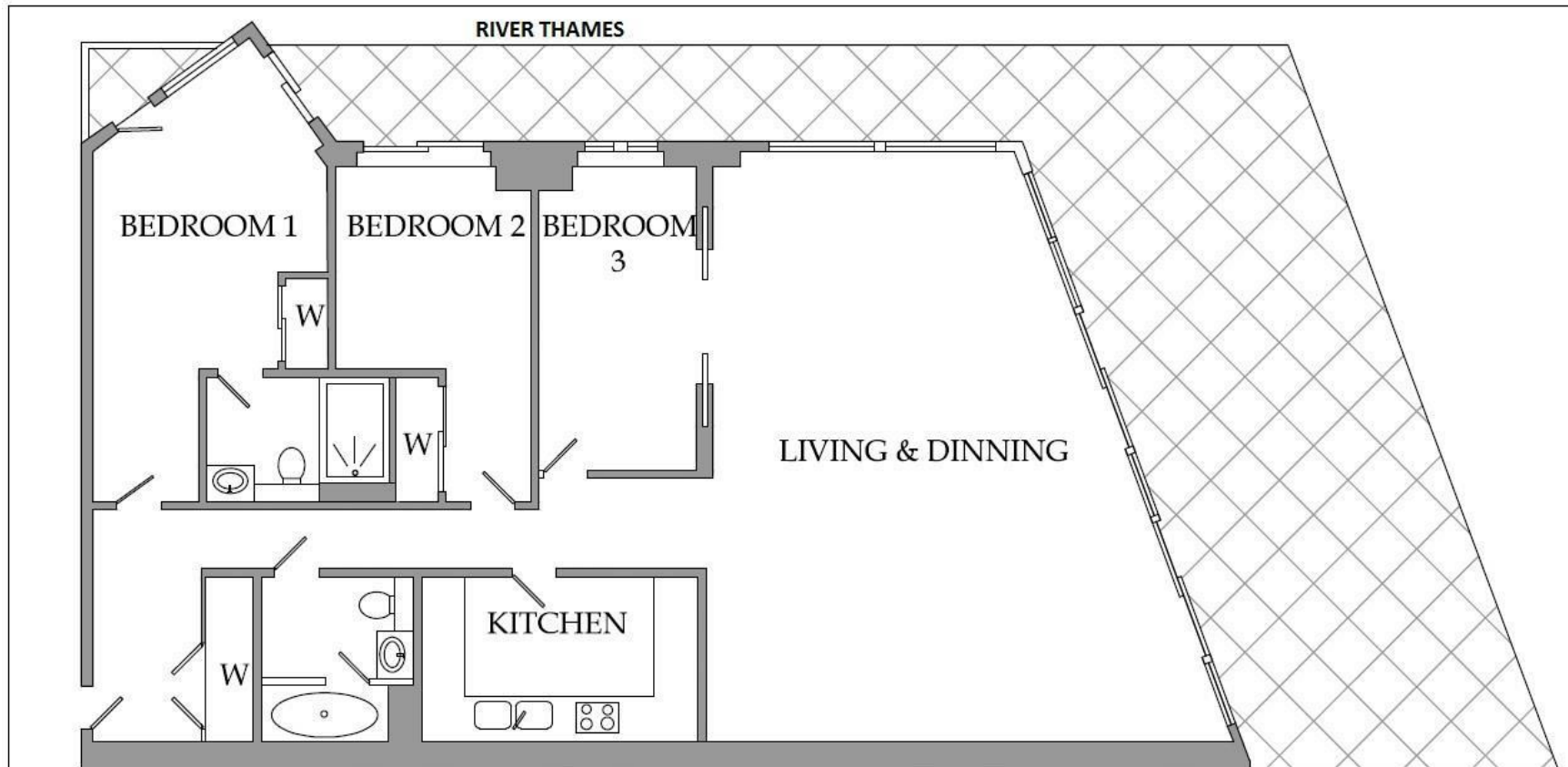
Council Tax — Wandsworth Council — Band G

EPC B (82)

EPC certificate available on request.

- 3 Double Bedrooms & 2 Luxury Bathrooms (One En-Suite)
- Dual Reception Room
- Separate Modern Integrated Kitchen
- Secure Parking
- Large Private Terrace
- Direct River Thames Views
- Sunset Views with West Facing Aspect
- 24 Hour Concierge, Gym, On-Site Shops & Bars
- Close to Transport Links
- EPC B (82)





63

3 Bedroom

Internal area

120 sqm - 1288 sqft

Living / Dining

8.2m x 6.5m 27' x 21'4"ft

Kitchen

3.9m x 2.3m 12'9" x 7'7"

Bedroom 1

4.5m x 3.3m 14'8" x 10'9"ft

Bedroom 2

3.0m x 2.7m 10' x 8'10"ft

Bedroom 3

4.4m x 2.3m 14'6" x 7'5"ft

