



Kingfisher House
Juniper Drive, SW18

CHESTERTONS





This exceptional split level penthouse is located on the 11th & 12th floors of Kingfisher House, within the landmark Battersea Reach development. The property offers unparalleled views of the river from the triple aspect reception room, with floor to ceiling windows running along the 41 foot length of the room. Both floors feature spectacular terraces, with the upper floor forming a complete wrap around, including a hot tub on the South facing aspect. The property is configured with 4 double bedrooms and 3 bathrooms (2 ensuite) and extends to nearly 2,500 square feet, giving a size and scope that rarely becomes available within the development. The property further includes three parking spaces.

Battersea Reach is located on the Thames close to Wandsworth Town rail station and the bus routes connecting the area with Fulham and the centre of London. Within the development there are restaurants, a pub and gym with many other shops and bars within walking distance.

- Split Level Penthouse
- Spectacular River Views
- 40 Foot Triple Aspect Reception Room
- Parking
- 4 Bedrooms
- 2 Roof Terraces (One Wrap Around)

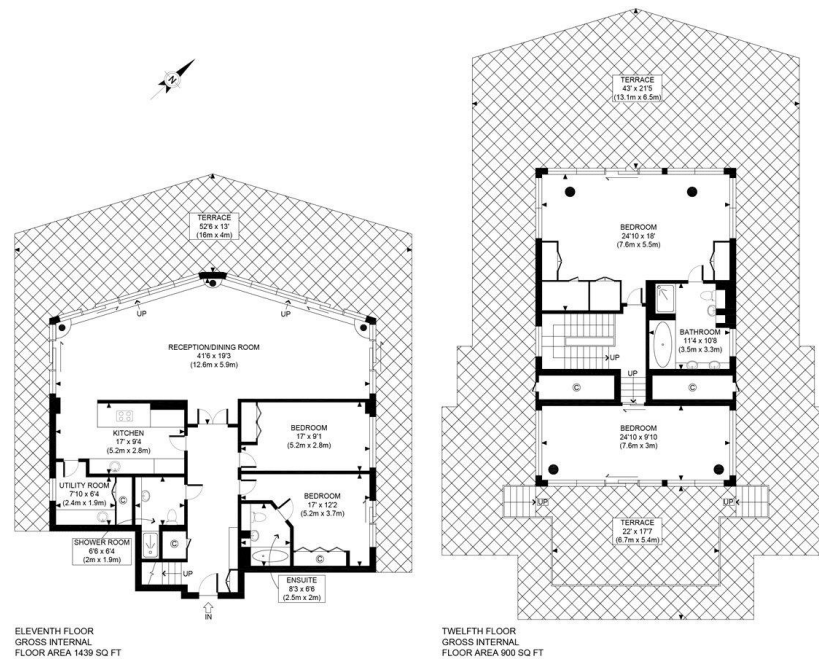
Asking Price £3,000,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	72	73
69-71	D		
55-68	E		
49-54	F		
35-48	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 979 years 9 months
Service Charge: £14000 CIRCA
Ground Rent: £350
Local Authority: London Borough of Wandsworth
Council Tax Band: H

Chestertons Battersea Park & Nine Elms Sales

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APPROX. GROSS INTERNAL FLOOR AREA 2339 SQ FT / 217 SQM		Kingfisher House, SW18
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date 17/09/20
		photoplan

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