



Ascensis Tower
Juniper Drive, SW18

CHESTERTONS





Perched majestically atop the iconic Ascensis Tower in Battersea Reach, this exquisite sub-penthouse unveils a luxurious living experience like no other. Spanning an impressive 2,886.00 square feet across the entire 14th floor, this residence boasts three lavish double bedrooms, each accompanied by its own en-suite bathroom.

Indulge in the epitome of sophistication with six balconies gracing the residence, offering breath-taking panoramic vistas of London's skyline, including the majestic River Thames. Step out onto the expansive private terrace nestled against the Riverside, where every sunset becomes a spectacle to behold.

Enter into a realm of refined elegance within the open-plan reception room, seamlessly merging with a smartly integrated kitchen adorned with top-of-the-line Miele appliances, including a built-in coffee machine and wine cooler. Rich wood flooring exudes warmth and sophistication throughout, enhancing the ambiance of luxury living.

Convenience meets luxury with secure parking and ample storage solutions, ensuring both practicality and style. Residents of Battersea Reach revel in the prestige of a 24-hour concierge service and exclusive access to a private gym, elevating the standard of urban living.

Perfectly positioned next to the iconic Wandsworth Bridge, residents enjoy seamless access to the prestigious neighbourhoods of Chelsea and Kensington, while also benefiting from the nearby transport hubs of Wandsworth Town and Clapham Junction.

Immerse yourself in the unparalleled lifestyle offered by Battersea Reach, a sought-after residential enclave crafted by Berkeley Homes. Indulge in the gastronomic delights of Cake Boy, unwind at The Waterfront Pub, or simply grab essentials at the convenient Tesco Express, all within arm's reach. Experience the pinnacle of luxury living in the heart of London's vibrant landscape.

- Spectacular sub-penthouse spanning 2,886.00 sq.ft (268.1 sq.m) on the entire 14th floor of Ascensis Tower, Battersea Reach
- Three double bedrooms with en-suite bathrooms
- Six balconies with panoramic views of London and the River Thames, plus a large private terrace by the Riverside
- Open-plan reception room, integrated kitchen with Siemens appliances, wood flooring, secure parking, and ample storage
- Prime location with easy access to Chelsea, Kensington, Wandsworth Town, and Clapham Junction, along with 24-hour concierge, private gym, and on-site amenities

Guide Price £4,200,000

Tenure: Leasehold 978 years 10 months

Service Charge: £16903.32

Ground Rent: £650

Local Authority: London Borough of Wandsworth

Council Tax Band: H

Chestertons Battersea Park & Nine Elms Sales

59 Battersea Bridge Road

London

SW11 3AU

batterseapark@chestertons.co.uk

0203 040 8700

[chestertons.co.uk](https://www.chestertons.co.uk)

**Ascensis Tower,
Battersea Reach, SW18**
Approximate gross internal area
268.11 sq m / 2886 sq ft



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

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable