



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 (268.1 square meters) across the entire 14th floor, this residence boasts three lavish double bedrooms, each accompanied by its own opulent en-suite bathroom, ensuring unparalleled comfort and privacy.

Indulge in the epitome of sophistication with not one, but six balconies gracing the residence, offering breathtaking 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.

- 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, offering luxury and privacy
- Six balconies with panoramic views of London and the River Thames, plus a large private terrace

Guide Price £3,990,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
72-81	C		
63-72	D		
54-63	E		
45-54	F		
35-45	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 978 years 4 months

Service Charge: £16903.32

Ground Rent: £650

Local Authority: London Borough of Wandsworth

Council Tax Band: H

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**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

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