



QUARTER HOUSE

London SW18



A STRIKING DUPLEX PENTHOUSE APARTMENT WITH ROOF TERRACE

The top two floors of a contemporary residential development in the sought-after Battersea Reach. A blend of sophisticated living and expansive outdoor entertaining spaces.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Leasehold, 978 years remaining

Ground rent: £360 per annum, reviewed annually, next review 2026

Service charge: £17,000 per annum, reviewed annually, next review due 2026

Guide price: £1,850,000



Upon entering on the seventh floor, you are welcomed by a striking atrium, with a grand staircase that serves as a focal point, bathed in natural light. This level features an expansive open-plan kitchen and reception room, featuring high-end integrated appliances. Additionally, a well-proportioned double bedroom with an ensuite shower room and a convenient guest cloakroom are located on this floor. Both the reception room and bedroom open out to a fabulous terrace, perfect for al fresco dining, offering views of the tranquil communal gardens and the River Thames beyond.







Upstairs, the property continues to impress with a spacious double bedroom, complete with its own ensuite bathroom and private roof terrace. The exceptional principal suite is a true standout, offering a serene sleeping area that flows into a cosy snug, a generous walk-in wardrobe, and a luxurious bathroom. Completing this space is a remarkable 37-foot roof terrace, providing sweeping westerly views of the River Thames — the perfect spot to unwind and enjoy stunning sunsets.

This residence is an unparalleled combination of luxury, space, and convenience, ideal for those seeking an elevated living experience in one of London's most desirable locations.

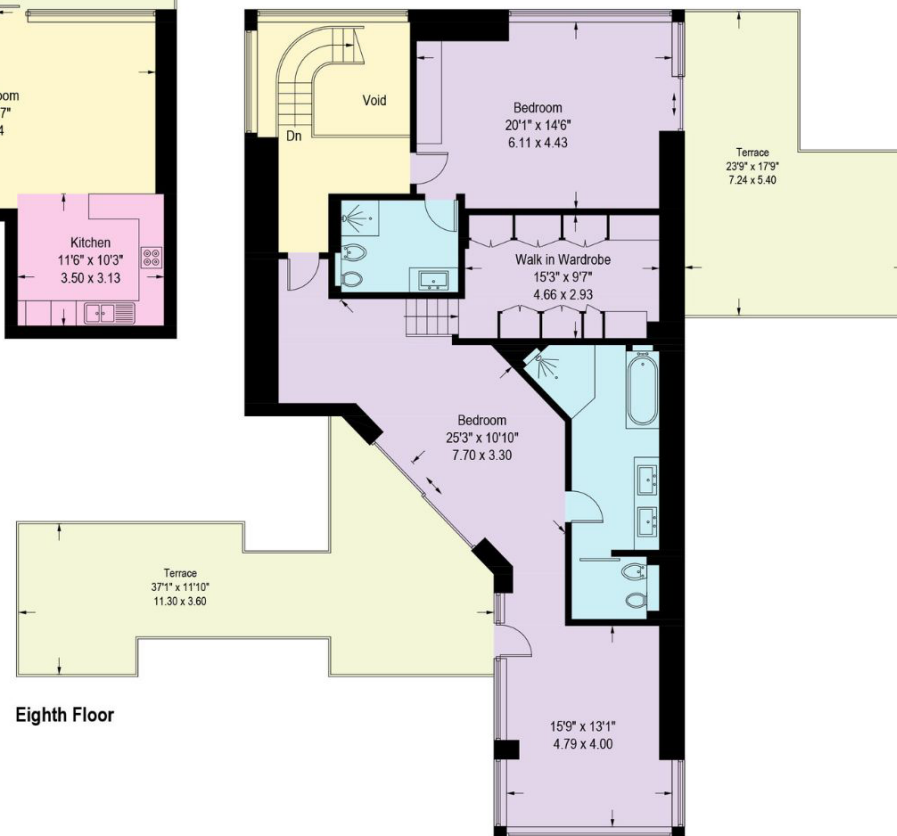
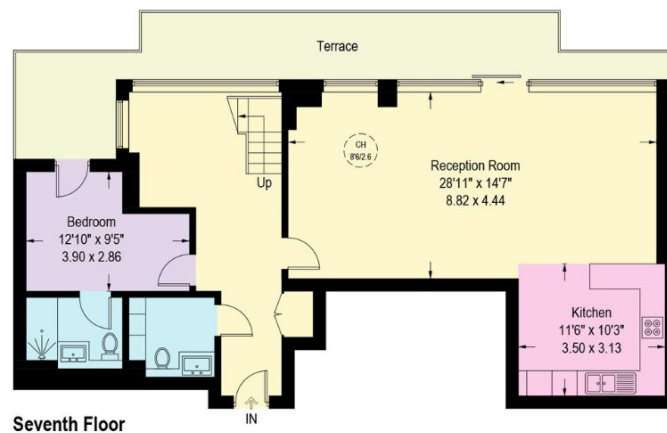


Battersea Reach is a popular development offering a 24-hour concierge, lift access and secure underground parking. The property is conveniently located just 0.8 miles from Wandsworth Town Station, and 0.9 miles from Clapham Junction Station, providing rail access to Waterloo, Victoria, and Gatwick Airport to name a few. There is the added benefit of the Uber Boat which stops at Plantation Wharf Pier for a more scenic route to The City. Local residents enjoy the proximity of the shops and eateries on Old York Road and Virgin Active gym is also close by.









Approximate Gross Internal Area = 213.6 sq m / 2299 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sarah Gerrett
+44 203 866 2924
sarah.gerrett@knightfrank.com

Knight Frank Battersea & Riverside
346 Queenstown Road
SW11 8BY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.