



Spinnaker House

Battersea Reach | Juniper Drive | London | SW18

Offers in excess of £1,100,000

**MASON
& VALE**
PROPERTY

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London | SW18

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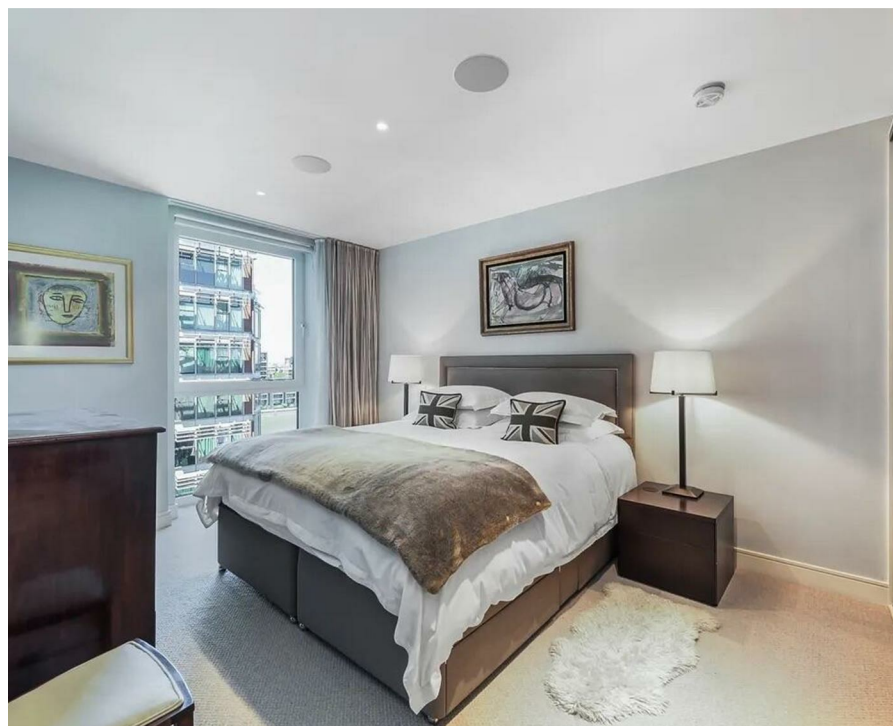
A stylish three-bedroom apartment with wonderful roof terrace to the market. Located in the award-winning Battersea Reach riverside development.

This exceptional ninth-floor apartment offers modern lateral living with wonderful river views plus a large roof terrace and second balcony.

Accommodation comprises three bedrooms, two bathrooms, utility room and dual aspect semi-open plan kitchen/reception room.

- Roof terrace with river views
- Secure underground parking
- Ninth floor (lift access)
- Dual aspect open plan living space
- 24 hour concierge
- Sonos sound system throughout
- Onsite Residents gymnasium
- Comfort cooling





Secure underground parking for one car is included in the sale. Guest parking is also available. residents benefit from a 24-hour concierge service, secure underground parking and a resident only gymnasium. The property provides wonderful views across the River Thames from the privacy of the westerly facing terrace. Perfect for enjoying the afternoon sunshine.

The spacious open plan reception/dining room benefits from walnut wooden flooring, multi aspect windows with a doors leading to the properties wrap around terrace. The kitchen is fully integrated with quality Siemens appliances (oven, microwave, coffee machine, fridge freezer, dishwasher, induction hob and wine cooler).

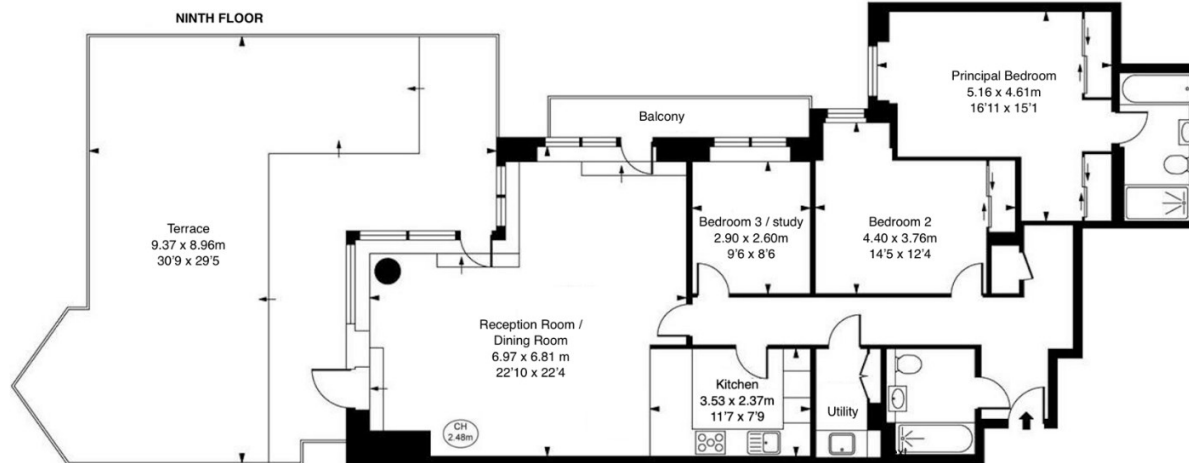
The generous master suite offers ample built-in wardrobes, en suite bathroom with separate walk-in shower and is finished in marble. There are two further bedrooms, guest bathroom, and useful utility room perfect for additional storage space and washer/dryer.

Battersea Reach offers a modern lifestyle by the river Thames with easy access to central London. Landscaped gardens, the scenic riverwalk and excellent transport links make this a convenient place to reside. There are a array of on-site amenities including a Tesco metro, coffee shop, Youngs pub and nursery.

Clapham Junction and Wandsworth Town train station are within easy reach plus numerous bus routes make getting around easy. The surrounding neighbourhood in Wandsworth Town has a community feel with independent cafes, restaurants and local shops with Southside Shopping Centre offering high street shops, cinema and restaurants. The Kings Road is across the river placing boutique shopping, dining and cultural activities close at hand.

SPINNAKER HOUSE, BATTERSEA REACH
JUNIPER DRIVE, SW18

Approx Gross Internal Area
1402 sq ft / 130.25 sq m
(CH = Ceiling Height)



This plan has been drawn for illustrative and identification purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(91-101) B	85	86
(81-90) C		
(69-80) D		
(55-68) E		
(39-54) F		
(21-38) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band G
EPC Rating B
Leasehold
1402.00 sq ft

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