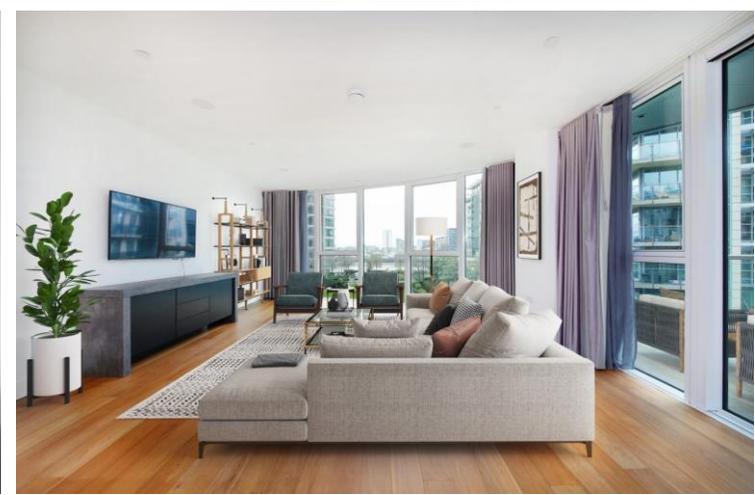




Pinnacle House
Juniper Drive, SW18

CHESTERTONS





Immaculately designed second floor apartment with allocated underground parking and river facing balcony.

The apartment offers an impressive 1,188 sq ft of internal living space. It comprises three double-bedrooms, two-bathrooms (one en-suite) a very spacious open-plan reception and kitchen area. The kitchen has been designed to a high specification, includes integrated appliances such as a wine cooler. The room is dual-aspect and flooded with natural light from the nearly continuous floor-to-ceiling windows that line two sides of the room. Additional features of the property include underfloor heating, wood flooring, built-in wardrobes, and a separate utility room.

Battersea Reach is an award-winning St George development offering residents a 24-hour concierge service and a residents-only gymnasium.

The transport network can be accessed via Wandsworth Town or Clapham Junction stations for connections into and out of central London. Alternative transport is available via the Thames Clipper river taxi service, which operates from the pier located at the neighbouring Plantation Wharf.

- Three bedrooms
- Private balcony with river views
- Two bathrooms
- 1188sq ft
- Two underground parking spaces

Asking Price £1,250,000

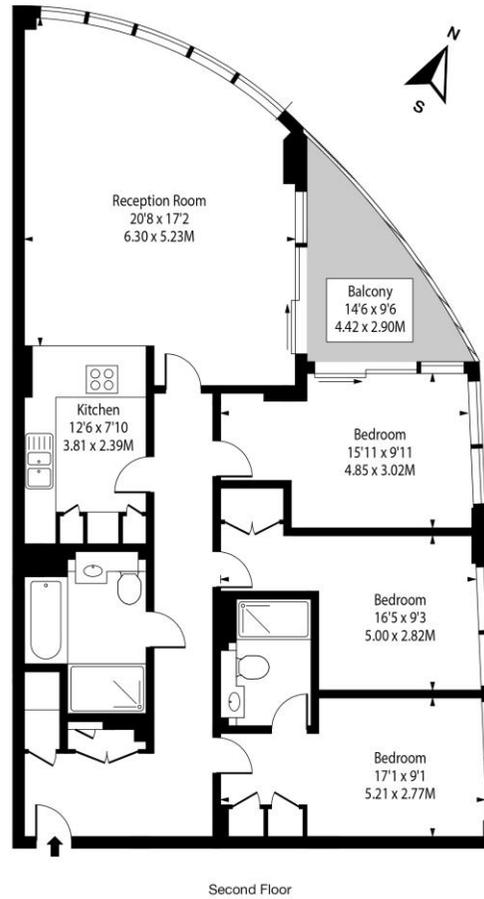
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77c	77c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 976 years 11 months
Service Charge: £8,000 Per Annum
Ground Rent: £1,200 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

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Pinnacle House, SW18



Approx Gross Internal Area **1188 Sq Ft - 110.36 Sq M**

Includes Limited Use Area - 23 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54073



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