Knight Frank



ASCENSIS TOWER

Battersea SW18



LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

Experience modern living in this lateral apartment located on the eighth floor of Ascensis Tower in the Battersea Reach development.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Leasehold, approximately 978 years remaining

Ground rent: £1,100 paid half yearly, reviewed every year, next review due 2026

Service charge: approximately £8,839 per annum, reviewed every year, next review due 2026

Guide price: £950,000



ASCENSIS TOWER, BATTERSEA SW18

Spanning approximately 1,267 sq ft, the residence offers a spacious, open-plan layout with floor-to-ceiling windows that provide panoramic riverside views. The contemporary kitchen features high-quality fixtures and seamlessly connects to the dining and living areas, perfect for entertaining or relaxing.







WHERE COMFORT MEETS CONVENIENCE

Each bedroom is well-proportioned, and the principal bedroom suite includes an en suite bathroom, with an additional bathroom serving the further two bedrooms. Enjoy your morning coffee on the private balcony, taking in the serene river below. Additional features include ample storage space and modern finishes throughout, making this flat an ideal choice for comfortable, stylish living in London.

Please Note:

- These images contain Computer Generated furnishings that are shown for illustrative purposes only and are not to be relied upon.

- We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



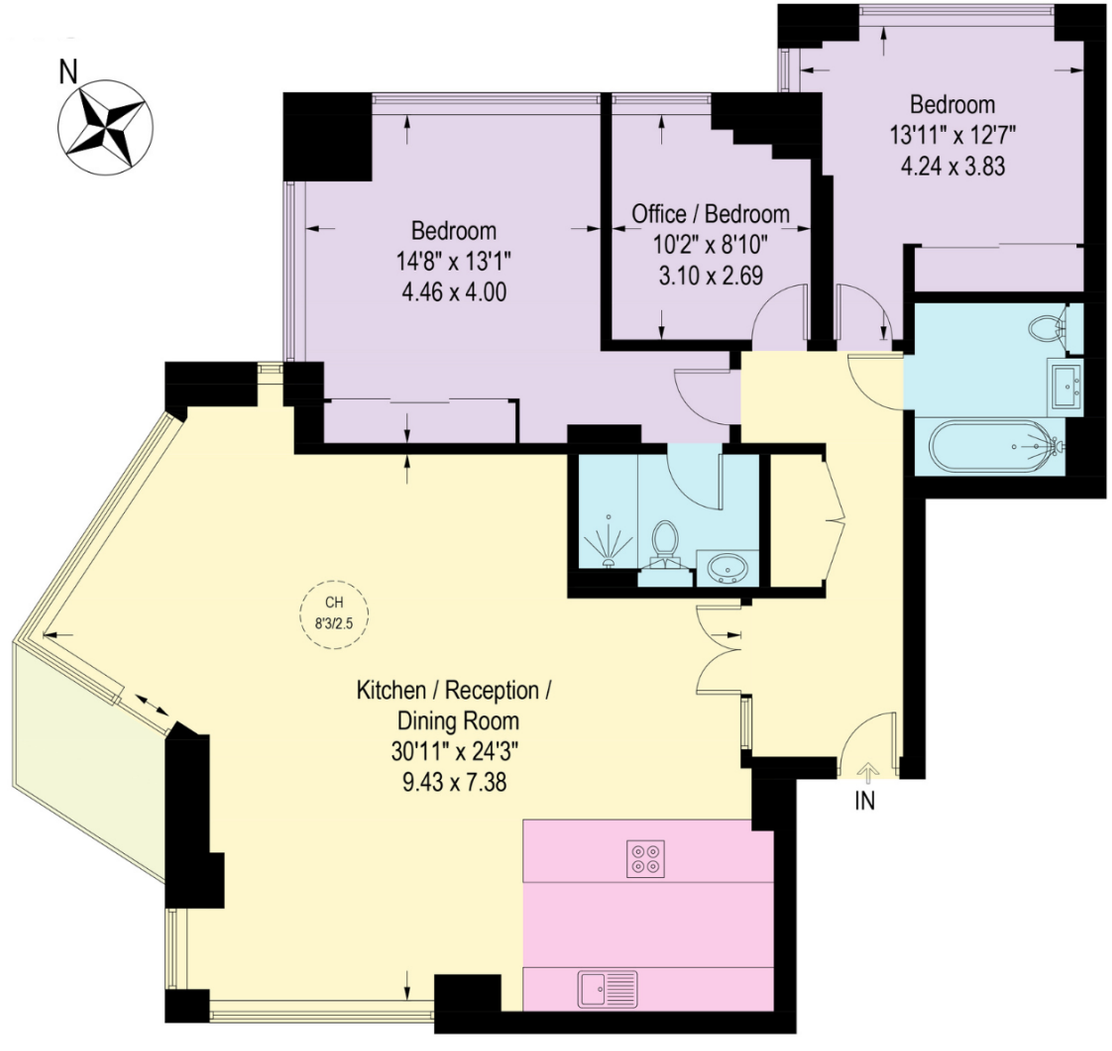
THE BEST OF LONDON AT YOUR DOORSTEP

Battersea Reach is a popular development offering a 24-hour concierge and lift access. 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.









Eighth Floor

Approximate Gross Internal Area = 125.9 sq m / 1355 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.

Patrick Stewart
+44 7977759540
patrick.stewart@knightframe.com

Knight Frank Battersea & Clapham
Unit C1 Vista, 346 Queenstown Road
SW11 8BY

knightfrank.co.uk

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