



Cinnamon Row, Battersea, SW11

£1,250,000 - £1,500,000

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PLEASE SELECT 3 FOR JONATHAN ON CALLING - GUIDE PRICE £1,250,000 - £1,500,000 - Superbly situated in the prestigious Plantation Wharf development on the banks of the River Thames, this stunning five bedroom townhouse (2,470 Sq.Ft) with private terrace and off street parking.

The property has been superbly appointed by the current owners, offering expansive accommodation arranged over three floors, with luxury interiors and high quality finish throughout the perfect blend of modern design, classic elegance and convenience - in a breathtaking setting with riverside views.

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Features include a large open plan reception, first floor kitchen/reception/diner, three bath/shower rooms (one en-suite), gas central heating, double glazing, quality floor coverings and neutral décor. Further benefitting from concierge services and 24 hour security, this outstanding property provides a secure and versatile home, just a short walk from both Clapham Junction and Wandsworth Town stations.

Accommodation comprises entrance hall with access to WC, inbuilt storage, modern shower room, utility, and guest bedroom/office, leading into the impressive ground floor reception with double doors to the rear parking area. Currently used as a working studio, with spiral staircase to the first floor, the property is flooded with natural light from skylight windows.

To the first floor, the light and spacious kitchen/reception/diner, provides ample space for relaxing, entertaining and dining, with bi-folding doors spilling out onto the courtyard garden. The kitchen area itself comprises a full range of matching wall, base and drawer units with work surfaces and breakfast bar area, incorporating inset sink unit, gas hob with overhead extractor and electric oven, and further integrated appliances. A generous double bedroom is accessed via the spiral staircase from the ground floor reception.

To the second floor, there are three well sized bedrooms, including a luxurious principal bedroom with en-suite shower, plus a family bathroom with modern suite.

The property is very conveniently located within easy access of Clapham Junction and Wandsworth Town stations, as well as numerous regular bus routes, all providing excellent cross-London links. The River Bus service also provides access to the City and West End from nearby Plantation Pier. The area is well served by an abundance of shops, cafes, bars and restaurants, with Fulham and Chelsea just across the bridge for a further eclectic variety. The Thames Path is literally on the doorstep for walks along the river and fantastic London views.

Lease Term: Circa 112 years remaining

Service Charge: £7,352 per annum.

Ground Rent: TBC.

All prospective purchasers are advised to make their own enquiries via a solicitor.



Key Features

- PLEASE SELECT 3 FOR JONATHAN ON CALLING
- PRESTIGIOUS PLANTATION WHARF LOCATION
- EXPANSIVE AND VERSATILE ACCOMMODATION
- PRIVATE COURTYARD
- CLOSE TO CLAPHAM JUNCTION/WANDSWORRH TOWN STATIONS
- STUNNING 5 BED, 3 BATH, TOWNHOUSE (2,470 SQ.FT)
- RIVERSIDE VIEWS
- LUXURY INTERIORS AND HIGH QUALITY FINISH
- OFF STREET PARKING
- MOMENTS FROM SHOPS, RESTAURANTS AND AMENITIES

Cinnamon Row

Approximate Gross Internal Area = 228.9 sq m / 2464 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2

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