



# Spinnaker House, Juniper Drive, Wandsworth, SW18

Asking Price: £625,000

 Benham  
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  To be advised

A stunning two bedroom flat in the sought-after Battersea Reach development, offering a private south-west facing larger than average balcony with side river views. Situated on the second floor, this bright and airy apartment features two spacious double bedrooms, two modern bathrooms, and a generous reception room with an open-plan kitchen with integrated appliances. The principal bedroom includes built-in wardrobes and an en-suite shower room. There is also a second double bedroom, a family bathroom and ample storage and a secure right to park in the underground car park.

Battersea Reach is a sought-after riverside development by Berkeley Homes, located moments from the transport links of Wandsworth Town & Clapham Junction. Residents benefit from 24-hour concierge and a private gymnasium, as well as on-site amenities like Tesco Express, Young's Bar & Restaurant, Edible Foods Café, Yue float wellness centre, healthcare clinic & beauty salon.

Battersea Reach is positioned close to fast and convenient transport routes. An approximate half-mile walk to Wandsworth Town station, which is just 3 minutes by train from Clapham Junction and 15 minutes from Waterloo, where you can switch to the London underground network and national rail services.



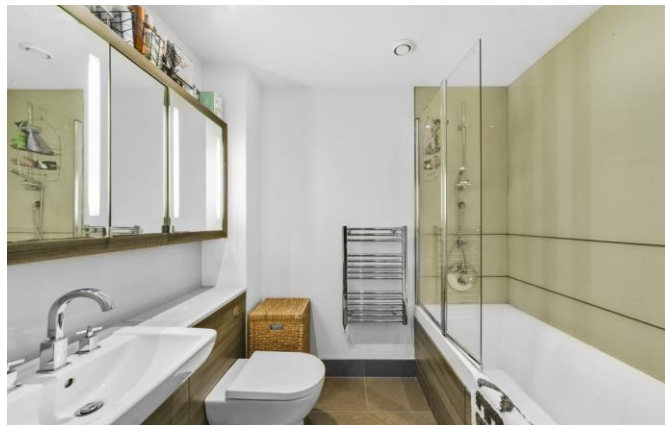


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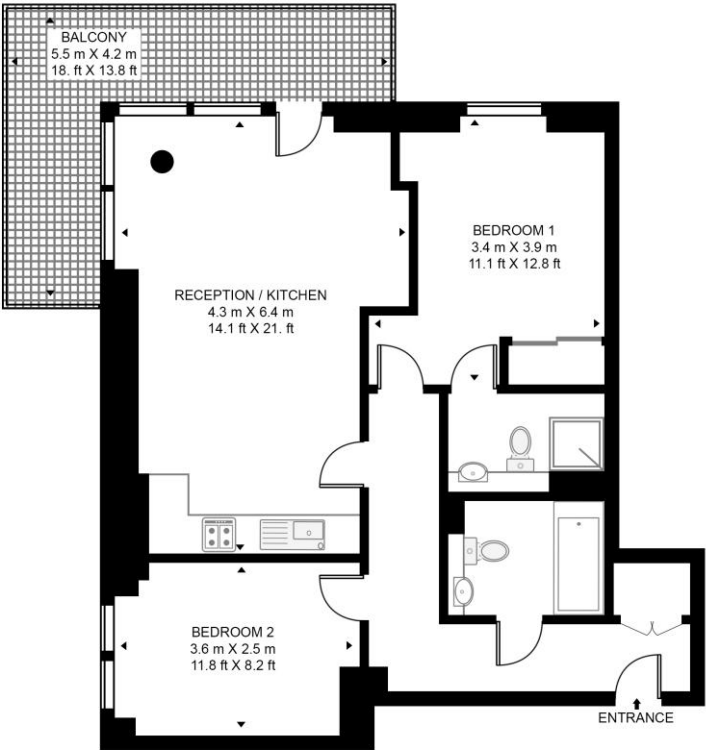
## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- Private South-West Facing Balcony with Side River Views
- 673 Square Feet (Approx.)
- Secure Right to Park Space
- Landscaped Communal Gardens
- Residents' Gymnasium
- 24-Hour Concierge
- Lowest Council Tax Average in London (At Date of Publication)
- Wandsworth Town Station (0.5 miles)



**SPINNAKER HOUSE, BATTERSEA REACH**

APPROXIMATE GROSS INTERNAL FLOOR AREA 673 SQ.FT (62.5 SQ.M)



SECOND FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 31/03/3033 Approximately 978 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 20 years Next: 2044 Increase: Double
Service Charge:	£4,700.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN250099

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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