



Spinnaker House, Juniper Drive, Wandsworth, SW18

Asking Price: £595,000

 Benham
& Reeves

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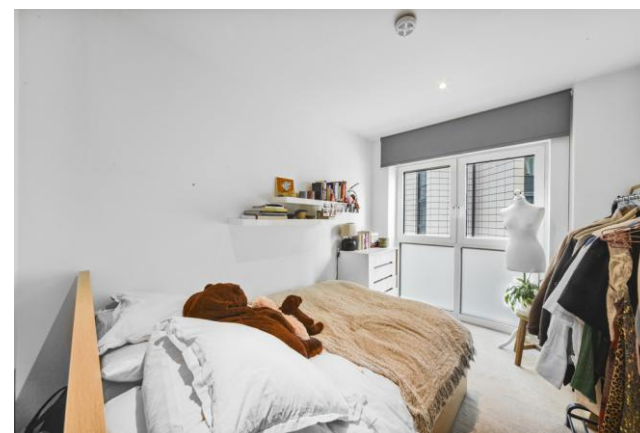
Benham
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

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 a 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.

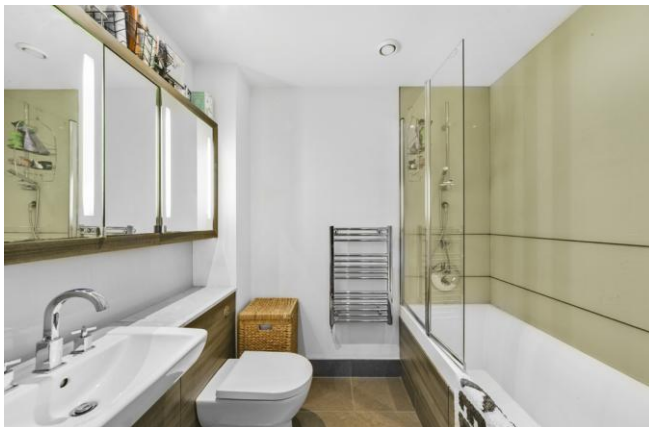


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Property Features:

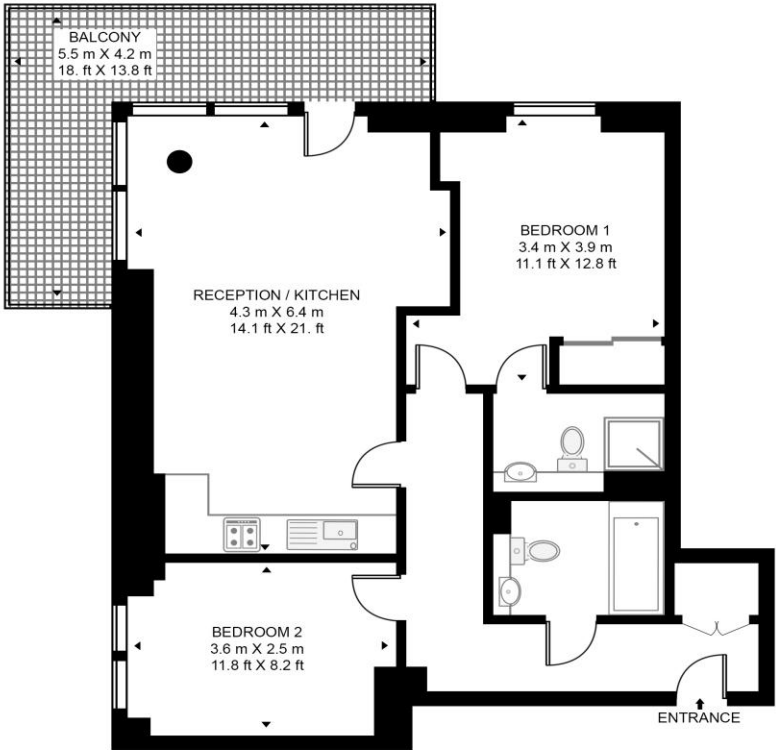
- Two Bedrooms
- Two Bathrooms
- Second Floor
- Private South-West Facing Balcony with Side River Views
- 673 Square Feet (Approx.)
- Secure Right to Park Space
- Landscaped Communal Gardens
- Residents' Gymnasium
- 24-Hour Concierge
- Lowest Council Tax Average in London (At Date of Publication)
- Wandsworth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



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SPINNAKER HOUSE, BATTERSEA REACH
APPROXIMATE GROSS INTERNAL FLOOR AREA 673 SQ.FT (62.5 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£595,000
Tenure:	Leasehold Expires 31/10/3003 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. 6.1 % Yield

Viewings:

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

Our reference: NIN250099

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