

Spinnaker House, Juniper Drive, Wandsworth, SW18

Asking Price: £875,000

Benham & Reeves

Spinnaker House, Juniper Drive, Wandsworth, SW18

3 Bedroom (s) 2 Bathroom (s) Leasehold

A well-presented three bedroom flat set in the sought-after Battersea Reach development. Situated on the third floor, this bright and airy apartment features three spacious double bedrooms, two modern bathrooms, and a generous reception room with an open-plan kitchen with integrated appliances. There is a private, south-west facing balcony offering side river views. The principal bedroom includes built-in wardrobes and an en-suite shower room. There are a further two double bedrooms, one of which includes built-in wardrobes. Along the hallway, there is a family bathroom and ample storage, and an additional benefit is 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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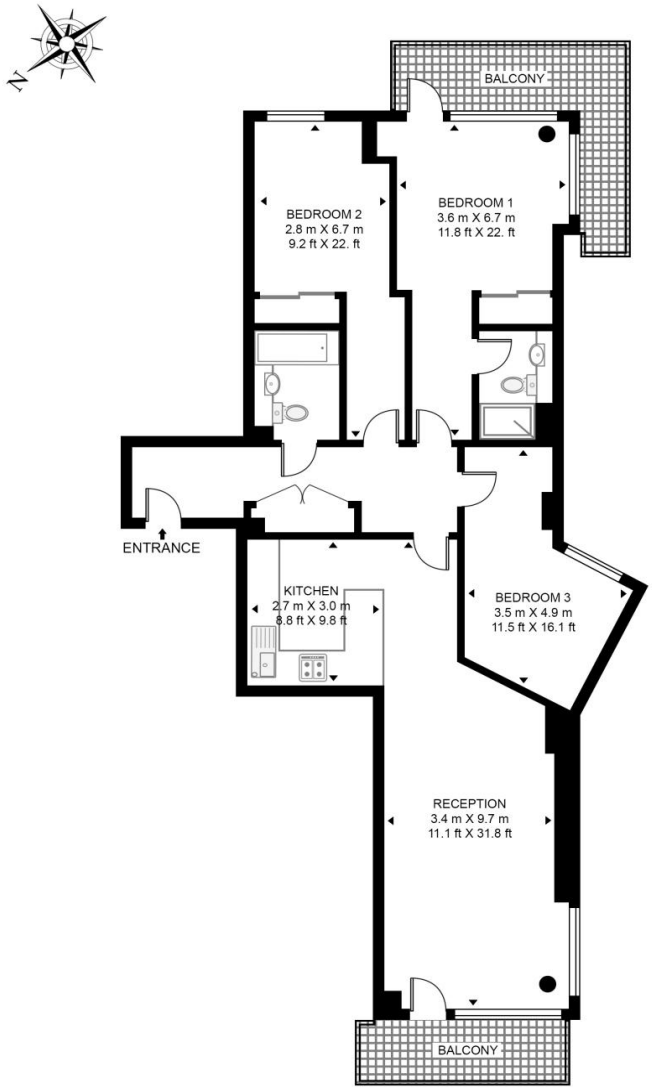
Property Features:

- Three Bedrooms
- Two Bathrooms
- Third Floor
- Private South-West Facing Balcony with Side River Views
- 1,131 Square Feet (Approx.)
- Secure Right to Park Space
- Landscaped Communal Gardens
- Residents' Gymnasium
- 24-Hour Concierge
- Wandsworth Town Station (0.5 miles)

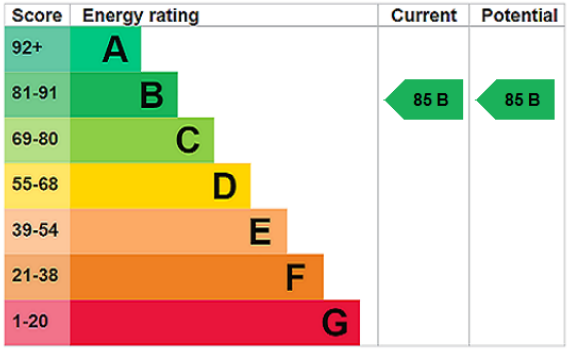
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SPINNAKER HOUSE, JUNIPER DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1131 SQ.FT (105.1 SQ.M)



THIRD 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.

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Terms & Conditions:

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

Asking Price:	£875,000
Tenure:	Leasehold Expires 31/10/3003 Approximately 977 Years Remaining
Ground Rent:	£950.00 (per annum) Review Period: 20 years Next Increase: 2044 Increase: 100%
Service Charge:	£8,991.56 (per annum) for the year 2026
Anticipated Rent:	£5,000.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN250245

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