



## Spinnaker House

Battersea Reach | | London | SW18

Guide price £950,000

MASON  
& VALE  
PROPERTY

# Spinnaker House

Battersea Reach | Juniper Drive

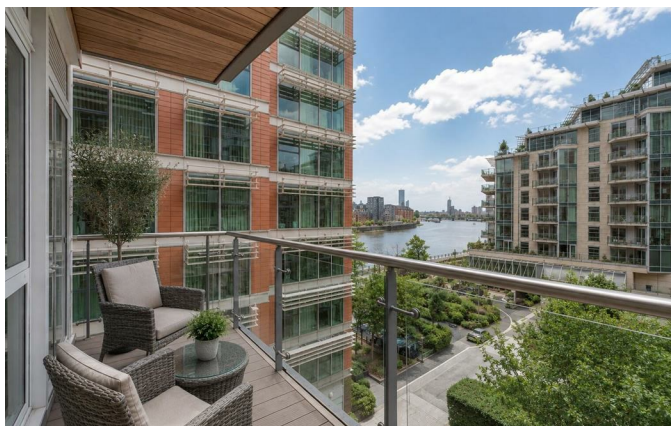
London | SW18

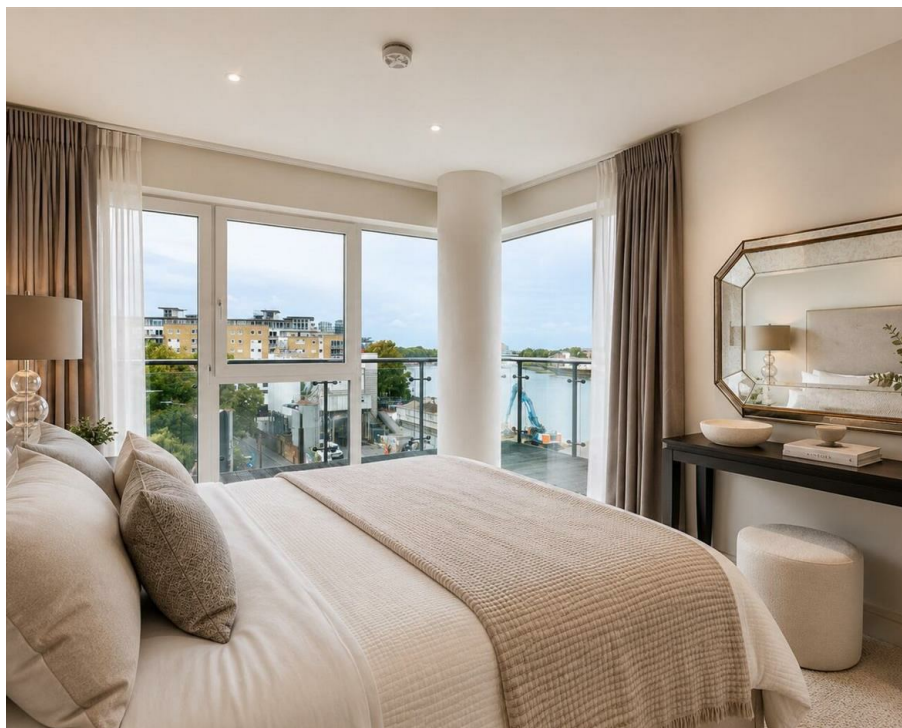
Guide price £950,000

This exceptional dual aspect apartment offers luxurious riverside living with views across the River Thames. The accommodation comprises three bedrooms, two bathrooms, spacious open plan kitchen/reception room and two balconies terrace.

Situated within the prestigious Battersea Reach development, this property offers a vibrant modern lifestyle beside the River Thames with easy access to Central London. Residents benefit from a 24-hour concierge service, a residents-only gymnasium, secure underground parking for one vehicle, beautifully landscaped gardens, a scenic riverwalk, and outstanding transport links make this an incredibly convenient place to reside.

- Dual aspect apartment
- 24 hour concierge
- Comfort cooling
- River views
- Underground parking for one car
- Chain free





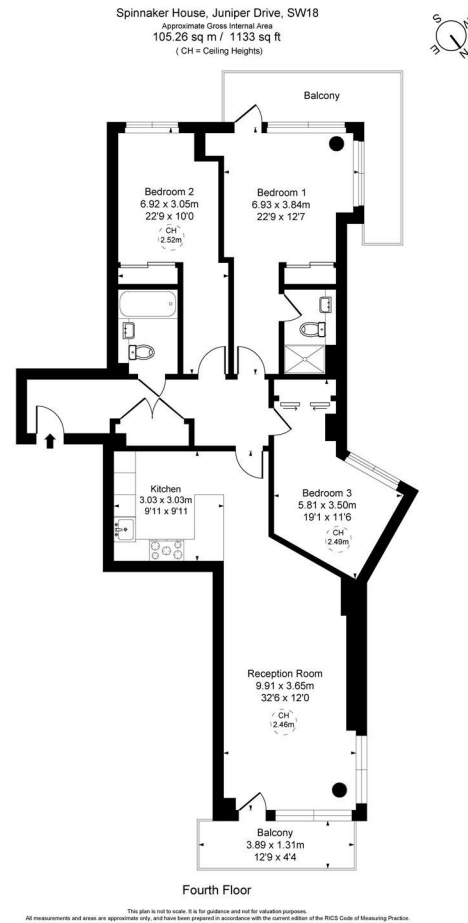
This exceptional three bedroom dual aspect apartment offers luxurious riverside living with views across the River Thames.

There is a spacious, open-plan reception room with space for separate living and dining areas with the kitchen separated by a useful breakfast bar. Doors open onto a balcony with a easterly aspect offering views across the communal gardens to the river.

The sleek, fully integrated kitchen is equipped with high-quality Siemens appliances, including an oven, microwave, built-in coffee machine, fridge-freezer, dishwasher, hob, and a dedicated wine cooler.

The master suite has floor-to-ceiling windows and door to the corner balcony with westerly views across to the river. The room is a generous size with built-in wardrobes and a luxurious en-suite bathroom. Two further well-proportioned bedrooms are served by a contemporary guest bathroom. A functional utility cupboard provides excellent additional storage space alongside a washer/dryer.

The development features an array of on-site amenities, including a Tesco Express, a selection of coffee shops, a Young's riverside pub, and a nursery. Both Wandsworth Town and Clapham Junction stations are within easy reach, complemented by numerous local bus routes. The surrounding Wandsworth Town neighbourhood boasts a welcoming community feel, filled with independent cafes, restaurants, and boutique shops, while the Southside Shopping Centre provides extensive high-street retail, a multi-screen cinema, and dining options. Just across the river, the iconic King's Road places world-class shopping, fine dining, and cultural activities right at your doorstep.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (102 plus) <b>A</b>                         |                         |           |
| (91-101) <b>B</b>                           | 86                      | 87        |
| (89-90) <b>C</b>                            |                         |           |
| (55-88) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band F  
 EPC Rating B

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