

TO
LET



12, Ascensis Tower, Juniper Drive, Battersea Reach, London SW18 1AY

£1,100 p/w

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PROPERTY DESCRIPTION

A superbly presented, contemporary three-bedroom apartment situated on the third floor of this sought-after riverside development in Battersea Reach. Boasting views of Wandsworth Bridge and the iconic River Thames, the apartment features excellent built-in storage throughout and a private terrace accessible from the reception room.

Residents of Battersea Reach benefit from a 24-hour concierge service and exclusive access to a private gym. The development enjoys excellent transport links, with Wandsworth Town and Clapham Junction stations nearby, as well as numerous local bus routes. The charming Old York Road is within walking distance, offering a vibrant selection of cafés, restaurants, and boutique shops.

EPC – C: Council Tax (Wandsworth) - Band G: Security Deposit – Six weeks rent: Water and Electricity – mains supplied: No gas to property: Heating – electric: Broadband - ultrafast services available: Mobile- good coverage.

Reception open plan to kitchen: principal bedroom with en suite shower room: 2 further double bedrooms: further bathroom: private terrace: residents gym: lifts: 24 hour concierge desk, 1 Parking Space available - £47 per week

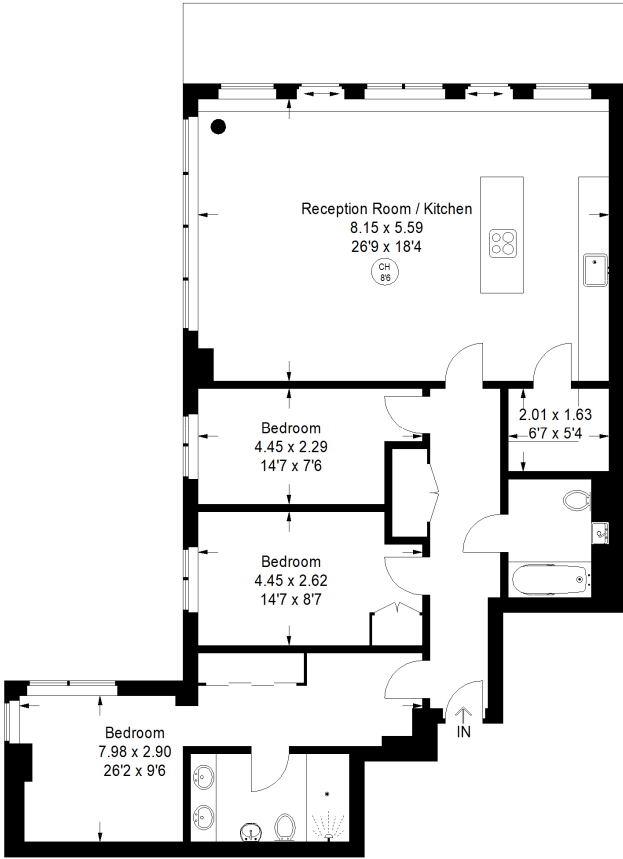
ACCOMMODATION

- Reception Open Plan to Kitchen
- Principal bedroom with en suite shower room
- 2 Further Double Bedrooms
- Further Bathroom
- Private Terrace
- 1 Parking Space Available - £47 per week
- Residents Gym
- Lifts
- 24 Hour Concierge



Ascensis Tower

Approximate Gross Internal Area
113.2 sq m / 1219 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 756795)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(65-80)	C	79	82
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	