



DESCRIPTION

Merchants Row is pleased to offer this superb three bedroom apartment with river views to the market. Located in the award winning Battersea Reach riverside development, the property boasts a fabulous reception room, large private balcony, comfort cooling and parking. The reception room is a fantastic space with dual aspect floor-to-ceiling windows with sliding doors opening on to the terrace. The terrace is the perfect place for summer entertaining and relaxing. The fully fitted kitchen is semi-open to the reception room. The master bedroom is spacious and benefits from an en suite bathroom and a balcony with westerly views. There are two further bedrooms and a family bathroom. The hallway offers a utility and storage cupboard. The property has engineered wood flooring throughout along with comfort cooling to the principal rooms. The property benefits from A parking space, included in the sale.

Battersea Reach is an award winning St George development offering residents a 24hr concierge service, residents only gymnasium and business centre with a private meeting room. Further onsite facilities include a coffee shop and Cake Boy boutique French patisserie, along with a Tesco Express, Michaela Mitoi hair and beauty salon, Fred Ferge Fitness Studio, My Health Care Clinic, Cycle Republic, Riverside Nursery and the Young's Waterfront bar and restaurant.

LOCATION

Local transport links are provided by Wandsworth Town or Clapham Junction Station (National Rail) for connections into and out of central London with buses providing access across the river to Fulham and Chelsea. A Thames Clipper river taxi service is now in operation, with the pier located just a few hundred yards away. Fashionable Old York Road with its selection of boutiques, cafes, restaurants

PRICE

£1,300,000 (£1311/sqft)

FEATURES

- ✓ 3 Bedrooms, 1 master suite
- ✓ Balcony overlooking Landscaped Gardens
- ✓ Comfort Cooling
- ✓ 24 Hr Concierge
- ✓ Residence Business Suite
- ✓ Residence Leisure facilities
- ✓ Secure Underground Parking X2

TERMS

Leasehold : 999 years remaining

Service Charge: Approx. £7.20/sqft



Apartment Type F (Elite)

Living/Dining	6.22m x 5.07m	20' 5" x 16' 8"
Kitchen	3.80m x 2.37m	12' 6" x 7' 10"
Master Bedroom	3.23m x 2.75m	10' 7" x 9' 0"
Bedroom 2	3.16m x 2.83m	10' 4" x 9' 4"
Bedroom 3	3.53m x 2.89m	11' 7" x 9' 6"

