



Ascensis Tower

Juniper Drive, Battersea Reach, SW18 1AY

Asking Price £3,750,000



BATTERSEA REACH

APPROXIMATE GROSS INTERNAL AREA
2,886 SQ FT / 268.1 SQ M

The floor plan illustrates a residential unit with the following features:

- Bedrooms:** Three bedrooms are located on the left side of the plan. The top bedroom measures 29'7" x 20'8" (6.89 X 6.31M). The middle bedroom measures 15'3" x 13'0" (4.64 X 3.96M). The bottom bedroom measures 19'7" x 12'11" (5.96 X 3.94M).
- Reception Area:** A large reception area measuring 58'0" x 22'4" (17.69 X 9.81M) occupies the right side of the plan.
- Balconies:** There are four balconies: one at the top center, one at the top right, one on the far left, and one on the far right.
- Kitchen and Dining:** A kitchen area is located between the middle and bottom bedrooms, featuring a sink and stove. A dining area is adjacent to the kitchen, leading into the reception area.
- Bathrooms:** Two bathrooms are shown, one near the top bedroom and another near the bottom bedroom.
- Stairs:** Multiple staircases are indicated by arrows labeled "Up" and "Down".
- Entrances:** Two main entrances are marked with "IN" labels.
- Orientation:** A north arrow points towards the top right corner of the plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		84	84
England & Wales		EU Directive 2002/91/EC	

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