



## CINNAMON ROW

London SW11



# IMPRESSIVE FIVE BEDROOM TOWNHOUSE

A spacious and unique house with off-street parking located next to the River Thames.



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Local Authority: London Borough of Wandsworth

Council Tax band: Unknown

Tenure: Leasehold, approximately 113 years remaining

Ground rent: £200 per annum

Service charge: £7,352 per annum, reviewed annually, next review due 2026

Guide Price: £1,500,000



## GENEROUS AND VERSATILE LIVING SPACE

Positioned next to the River Thames, this impressive townhouse offers just under 2,500 sq ft of generous and versatile living space arranged over three floors. The property enjoys a wonderful sense of light and space throughout, complemented by a private roof terrace and two off-street parking spaces.

Local residents enjoy being situated close to a variety of cafes, pubs, restaurants, and shops along the river and nearby Battersea Square, and Northcote Road. The luxury shopping and dining experiences at the iconic Battersea Power Station can also be accessed by the Thames Clipper, and are a welcome recent addition to the area. The 200 acres of green spaces of Battersea Park are easily accessible from the property, ideal for relaxation, jogging, and recreational activities, complete with a boating lake, lakeside cafe, sports courts, and a zoo.







## EXCELLENT FLEXIBILITY & EXPANSIVE ROOM

The ground floor provides excellent flexibility; an expansive room with rear access from the driveway providing a wonderful space with endless options, whether it's family living, entertaining, or a studio/working space. A spiral staircase from this room leads up to a fabulous office, ideal for those working from home or seeking a creative workspace. On the first floor, you are immediately greeted with a bright and spacious open-plan kitchen, dining and reception area which is the heart of the home. The dining space opens onto a private south-west facing roof terrace connecting the front and rear of the house, creating an inviting setting for everyday living and entertaining.



## BEAUTIFULLY MAINTAINED DEVELOPMENT

The principal bedroom boasts vaulted ceilings, fitted wardrobes and an en suite bathroom, while three further bedrooms and two additional bathrooms provide ample accommodation for family and guests. The house has the advantage of having a utility room and guest loo on the ground floor.

Residents benefit from a 24-hour concierge service and the development is beautifully maintained.

Cinnamon Row is part of the Clove Hitch Quay development which is well-connected to Central London and the surrounding areas. Clapham Junction station is 0.5 miles away, providing regular Overground and National Rail services to major destinations, including Gatwick Airport, Victoria and Waterloo, as well as connections across the Greater London area. Additionally, there are convenient bus routes nearby, linking Battersea to Central and Southwest London, while the Thames Clipper service at Plantation Wharf offers scenic and efficient river transport options to key stops along the Thames, including the city









Approximate Gross Internal Area = 228.6 sq m / 2461 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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