



SPENCER GILES  
PROPERTY

# Cinnamon Row, SW11







A fantastic end of terrace property of around 3,270 square feet, in a wonderful position on the banks of the river Thames. The property is configured with 5 double bedrooms and 3 bathrooms (2 en-suite) and benefits from a private roof terrace and 2 substantial reception rooms, one of which extends to over 46 feet. The property also includes off street parking for 3 cars. Of further note the freeholder has indicated that they are prepared to offer to enfranchise in the future.

Cinnamon Row forms part of Plantation Wharf, a popular Riverside development dating to the mid 1990s. With the Thames Path directly on your doorstep, you are just a short stroll along the river from an array of superb restaurants and bars. Clapham Junction and Wandsworth town stations are both within a 10 minute walk, and the River Bus offers quick access to the city and West End from Plantation Pier

- 3,270 Square Feet
- Riverside Location
- 5 Double Bedrooms, 3 Bathrooms
- Off Street Parking For 3 Cars
- 46.5 Foot Reception Room
- Private Roof Terrace

**£1,700,000 Guide Price**

Tenure: Leasehold (114 years remaining)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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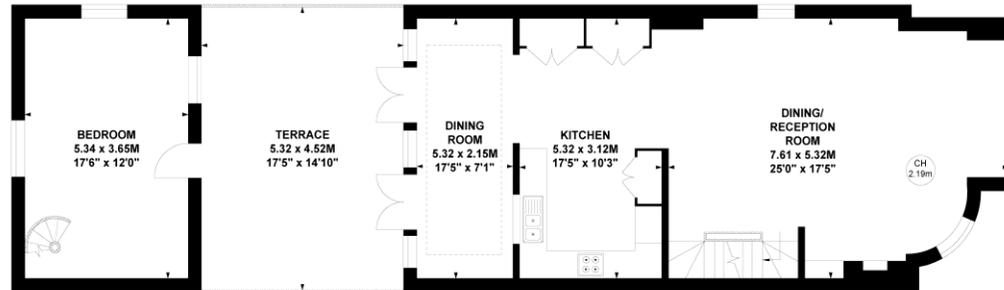
Approximate gross internal area  
303.77 sq m / 3270 sq ft

Key :  
CH - Ceiling Height

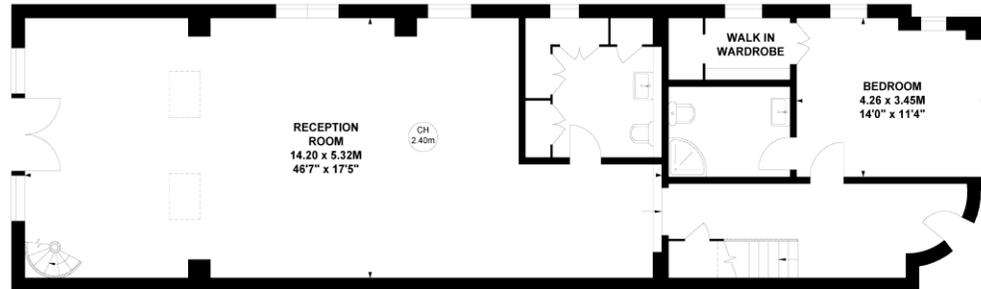


Third Floor

Second Floor



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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