



kood

at electric boulevard

battersea power station

Introducing koa – key information and facts

welcome to london's newest neighbourhood

Battersea Power Station is one of central London's largest, most visionary regeneration projects with one of the country's most well-known cultural and architectural landmarks; the iconic Grade II* listed Power Station at its heart.

Around every corner you'll find world-class architecture; from Wilkinson Eyre's Power Station to Foster + Partners' Battersea Roof Gardens and Gehry Partners' Prospect Place. With our very own Zone 1 Northern Line Underground station now open, Battersea Power Station is connected to all major transport routes across the city and beyond. Electric Boulevard, a new pedestrianised high street, will bring homes, offices, restaurants, shops, bars, public spaces including Prospect Park and a boutique hotel with a rooftop pool to this exciting new neighbourhood on the banks of the River Thames.

Surrounded by a six-acre riverside public park, the Power Station itself is home to 254 apartments, office space including Apple's new 500,000 sq ft London office in the Boiler House, and the two turbine halls will host 420,000 sq ft of retail and food and beverage space.

A stunning selection of apartments, townhouses and penthouses are available to buy now across three unique buildings.



koa at electric boulevard

Sitting at the southern end of the striking Battersea Roof Gardens and adjacent to The Power Station, is Koa; a collection of studio, one-bedroom and two-bedroom apartments with a contemporary edge, marking the final release of apartments in this impressive building.

Designed for the lifestyle-oriented resident, interiors are built around flexibility and adaptability, including dedicated workspaces where possible.

Apartments are full of character and excitement with fresh, modernist references bringing sophistication to the apartments, combined with top quality finishes and considerable natural light through the winter gardens and balconies.

Just 204 apartments are available; studio, 1-bedroom and 2-bedrooms, all benefiting from the newly created amenities available to the residents of Battersea Roof Gardens which include the following:



amenities

- Access to an 8,500 sq ft private residents' lounge and club house with cinema and private working space
- 2,500 sq ft residents' gymnasium
- One of the UK's largest private roof gardens(35,000 sq ft), designed by James Corner Field Operations, the visionary landscape designers behind New York City's High Line, in conjunction with LDA Design
- Secure underground parking for selected two-bedroom apartments
- 24 Hour concierge



key facts

Architects – Foster + Partners

Interior Design – Foster + Partners

Developer – Battersea Power Station Development Company

Shareholders – S P Setia, Sime Darby Property, Employees

Provident Fund & Permodalan Nasional Berhad

Local Authority – Wandsworth

Council Tax - TBC

Completion date – from Q4 2023

Tenure – Leasehold to expire on 3rd December 3011

ceiling heights

Floors 1-13: 2.6m in principal living rooms and bedrooms;
2.35m in other areas

Floors 14-15: 2.8m in principal living rooms and bedrooms;
2.55m in other areas



interior palettes

Interior palettes have been pre-selected for the apartments. There is a choice of two palettes:

dawn:

Taking inspiration from Foster + Partners' bright, linear architecture, the white kitchens and light stone tiling in the bathrooms provide a series of refreshing spaces.

dusk:

Dark kitchen cabinetry and stone tiling to bathrooms make a stylish statement and create signature features within the apartment that demand attention.

heating and cooling

Underfloor heating throughout apartment, comfort cooling to principal rooms

warranty

- Two-year warranty on any defects/maintenance issues that may arise, which are not a result of wear and tear
- 10-year NHBC Warranty





**london's most
positive
investment**

The vision for Battersea Power Station is now a reality, making it the perfect time to invest. The neighbourhood is already home to more than 2,000 people and over 20 businesses, with the Power Station itself and Electric Boulevard opening in Autumn 2022 further adding to this extensive offering. When the whole 42 acres are complete, there will be more than 250 shops, cafés and restaurants, along with a theatre, community hub, medical centre and hotel.

why london?

first choice for businesses

Sitting at the nexus of European, Asian and U.S. time zones, the business opportunities in London are extensive, attracting more European HQs than any other city. Battersea Power Station will be home to Apple's new London Campus, occupying 500,000 sq ft. of office space.

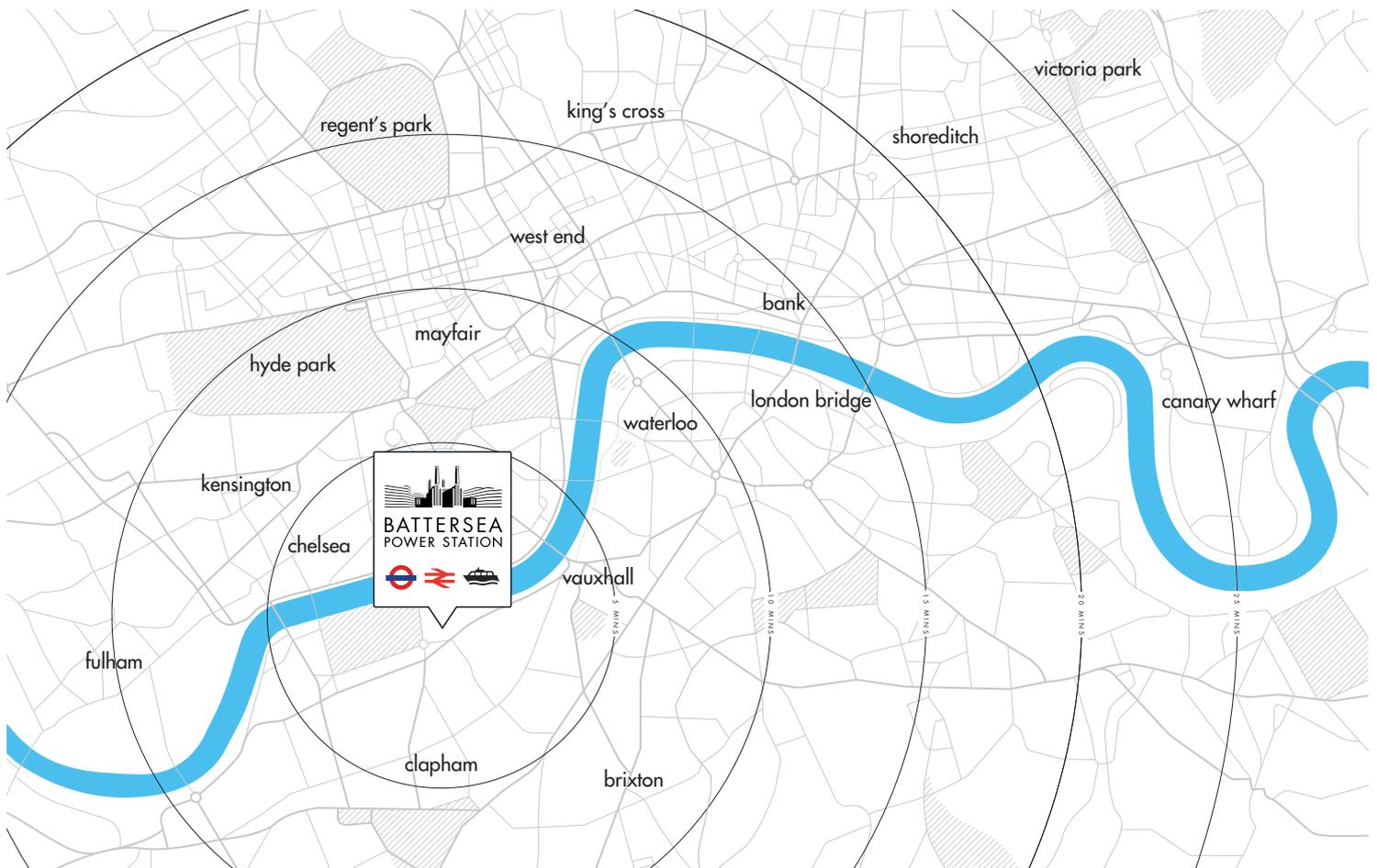
world-class talent

London businesses have access to a diverse and talented workforce. Among more than 4m workers you'll find 230 languages, tech specialists, 400,000 creatives and some of the world's best professional services partners.

business friendly environment

London has many advantages which make it the easiest city in Europe in which to do business. Benefit from flexible employment law and low-cost legal structures, entrepreneurs' visas and capital gains tax relief.

Source <https://business.london/invest/why-london>



accessibility

- Zone 1 London Underground station now operational under 15 minutes to City and West End
- Uber Boat By Thames Clippers River Bus – 20 minutes to the City and 15 minutes to the West End
- Four of the UK's largest railway stations accessible within 10 minutes
- 36 minutes to London Gatwick Airport by train
- 45 minutes to Heathrow Airport by train
- Within easy reach to the best schools, colleges and universities in London
- Thames riverside living
- 15-minute walk from Chelsea and Sloane Square
- Direct access, 5-minute walk to 200 acre Battersea Park
- 800m from U.S. Embassy





unit mix

| Apartment Type | Available units | Price Range | Size (Range) |
|----------------|-----------------|-------------------------|-----------------|
| Studio | 75 | £560,000 - £960,000 | 389 - 555 sqft |
| 1 bedroom | 75 | £850,000 - £1,730,000 | 538 - 858 sqft |
| 2 bedroom | 54 | £1,265,000 - £2,150,000 | 779 - 1172 sqft |

parking

Phase 3B – £85,000 per space (Right to Park licence). Available to selected units only by separate negotiation (24 in total). Service charge and ground rent of space TBC.

service charge

Estimated £8.70 per sq ft per annum. Please note that this is an estimate only and may be subject to change. Note: Insurance is not included.

ground rent

Peppercorn.

estimated rents

| Apartment Type | Range PW | Expected yield (range) |
|----------------|---------------|------------------------|
| Studio | £475 - £550pw | 3.00 - 4.99% |
| 1 bedroom | £600 - £850pw | 2.43 - 3.23% |
| 2 bedroom | £750 - £950pw | 2.22 - 3.25% |

payments and fees

1. Reservation Fee of £5,000 (or equivalent local currency) payable upon reservation
2. 10% of contract price on exchange (less reservation deposit) within 21 days
3. 90% (balance) payable upon completion (estimated October 2023)

identification requirements

Two forms of identification – one photographic (passport, driving licence) and one proof of residence (utility bill, bank statement dated within the last three months). Originals or certified copies are accepted (certification is less than three months old).

get in touch

sales@batterseapowerstation.co.uk

visit us

Battersea Power Station Marketing Suite
21-22 Circus Road West
Battersea Power Station
London SW11 8EZ
batterseapowerstation.co.uk

disclaimer

This fact sheet, any marketing materials and the information contained in them does not form part of any contract, and while reasonable effort has been made to ensure their accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard and as such any representations or warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. The fact sheet and any marketing material are for information purposes only and are disclosed to prospective purchasers without responsibility to the owner of the Battersea Power Station ("Seller") and are not intended to be relied on. The Seller excludes all liability for any errors or omissions in this fact sheet and plans and any marketing material to the fullest extent permitted by law so that in no event will the Seller be liable for any losses sustained and arising out of or in connection with this brochure and plans and any marketing material. Nothing herein is intended and nor shall it be construed as an attempt by the Seller to exclude or limit liability for fraud or fraudulent misrepresentation or for any other liability which cannot be excluded or limited under applicable law. Apartment and amenity designs, sizes, layouts and delivery dates are indicative only and may be subject to change. The Seller reserves the right to make changes in the interest of improving the overall development. Computer Generated Images and photos are indicative only and cannot be guaranteed to represent the completed details of the development. Furniture shown in any Computer-Generated Images and photos is not included in sales. Any reference to alterations to or use of any part of the development is not a statement, representation or warranty that any necessary planning, building regulations or other consent has been obtained. These matters must be independently verified by the prospective purchaser. Prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of any information given. No person other than the Seller has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof) and accordingly any such representation warranty or guarantee is given entirely without responsibility of the Seller. "Battersea Power Station" and the silhouette image of Battersea Power Station are registered trademarks of Battersea Project Land Company Limited.