

THE
HÍLIGHT
BATTERSEA

Rise above the capital

YOURS FOR THE TAKING

Rooftop terrace

Ghelamco, creating the future

YOUR RESIDENCE, OUR HILIGHT

Soaring 24 storeys above the Thames, this exemplary, contemporary development of 1, 2 and 3 bedroom luxury residences is designed around your active, fashionable, urbane lifestyle. Combining effortless luxury with opulent finishing touches, its inspired, intelligent architecture is creating a smarter, greener, more sustainable residence.



Riverside opulence

THE PANORAMA GLIDES BY

The ever-changing London lights illuminate the breathtaking views for residents, reflecting off the Thames and striking every aspect of the structure. Standing upon the site of a former candle making empire, the sunset lit HiLight reveals the vista of your favourite capital.

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CONNECTED



CHelsea

VICTORIA

WATERLOO

BATTERSEA
PARK

BATTERSEA
SQUARE

THE CITY

BATTERSEA
POWER
STATION

THE
HIGHLIGHT

NINE ELMS

CANARY
WHARF

CLAPHAM
JUNCTION



PLANTATION
WHARF

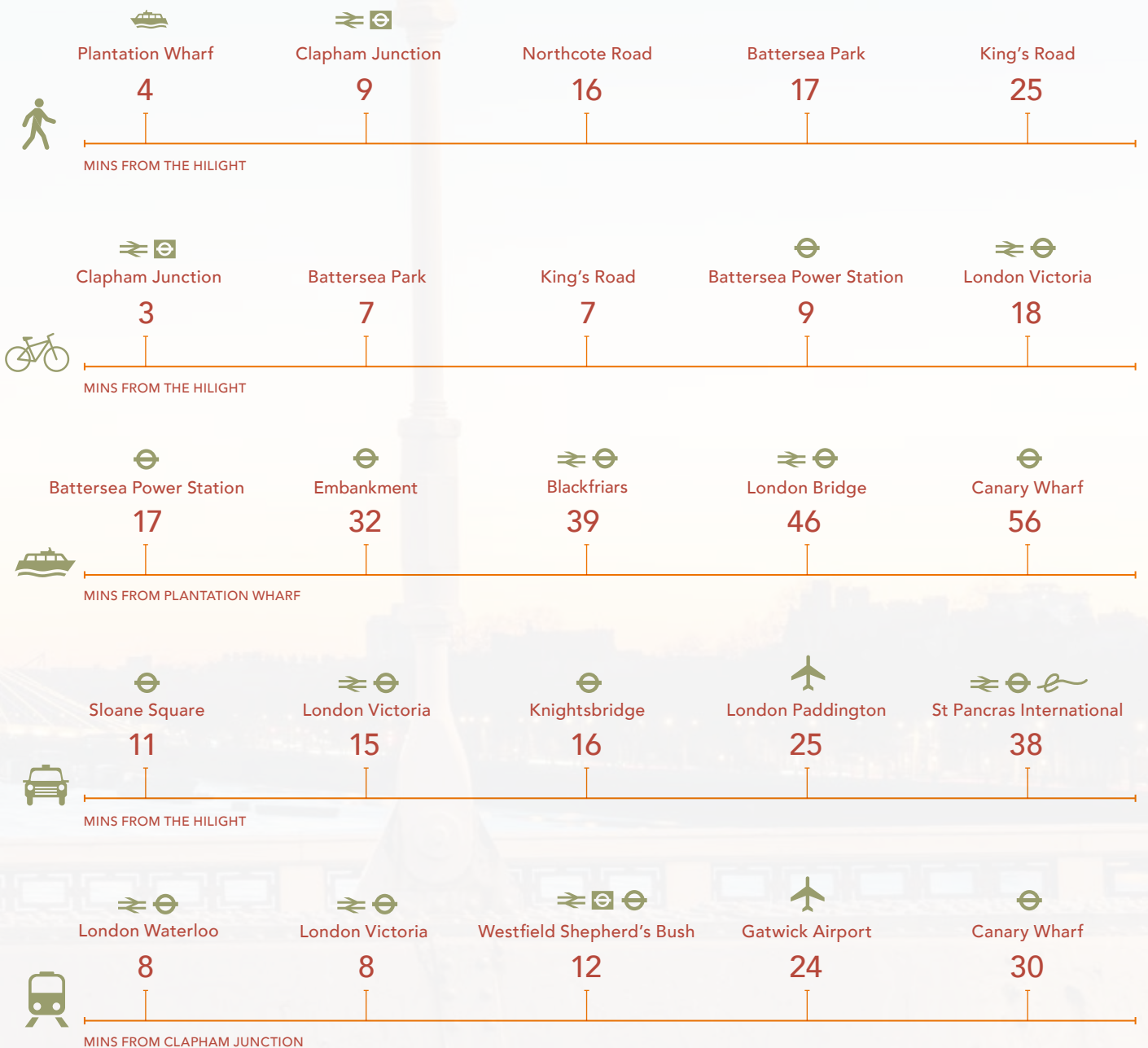


Transport and connectivity

CLOSE TO EVERYWHERE

It is merely a short, brisk walk to the transport gateway that is Clapham Junction, from which all of London and beyond is yours. Victoria, Waterloo, Gatwick: direct and in minutes. An altogether more elegant mode awaits at the adjacent Plantation Wharf. The Thames Clipper will whisk you along the city's original thoroughfare to elegant destinations and bustling connections.

Be perfectly placed for work, weekends away and wild nights out.





London life

AMIDST GREENERY, DINING, RETAIL, SCHOOLS & COLLEGES...

Leisure

- 1 Battersea Power Station
- 2 King's Road
- 3 Northcote Road
- 4 Battersea Arts Centre
- 5 Everyman Chelsea
- 6 Chelsea Football Club
- 7 The Clapham Grand
- 8 Harbour Club Chelsea
- 9 Third Space Clapham

Parks/outdoor spaces

- 10 Clapham Common
- 11 Wandsworth Common
- 12 Wandsworth Park
- 13 Battersea Park
- 14 Bishops Park
- 15 Cremorne Riverside Centre Chelsea
- 16 Eel Brook Common

Dining

- 17 The Alma Pub, Wandsworth
- 18 Sinabro, Battersea Rise
- 19 Darby's, Nine Elms
- 20 Trinity, Clapham Old Town
- 21 The No. 50 Cheyne, Chelsea
- 22 Stanley's, Chelsea
- 23 The Boathouse, Putney
- 24 The Ship, Wandsworth
- 25 Prince Albert, Battersea

Education

- 26 Newton Preparatory School
- 27 Emanuel School
- 28 Imperial College London
- 29 King's College London
- 30 Thomas's Battersea



The locale

YOUR CULTURED, BUZZING NEIGHBOURHOOD

Wander to Wandsworth Town and there's a distinctly 'villagy' vibe, with artisanal shops, inventive florists and independent cafés. Northcote Road offers the essential, if up-market, High Street experience and Clapham Common is anything but. Along the riverbank lies Battersea, you'll pass its quaint Square, its cherry-blossom-laden Park and finally, its iconic Power Station. Spawning an entire district of entertainment this is the place to meet up, refresh your wardrobe, grab a bite and fill your weekend.

Across the river, Chelsea's decidedly luxe King's Road invites you to see and be seen, appreciate a little art, enjoy the cosmopolitan café culture and wind up in Sloane Square peering through the window of Tiffany's and Ottolenghi's.





Indulge your palate

GASTRO TO MICHELIN

To start, there's a plethora of brunch possibilities including Ole & Steen, followed by a dizzying array of Gastro pubs outdoing each other at lunch. Reservations for dinner will be taken at Michelin starred, and London's favourite last year, Chez Bruce or Trinity. May we also suggest Sinabro or Prince Albert?

And that is simply scratching the surface. This is London, anything and everything is but a cab away.



Nature abounds

ESCAPE THE CITY WITHOUT LEAVING IT

Cycle, run, jog, amble along the river, from leafy park to open common, falling in love with London as you go. Locally you have over 1,700 acres of nature to play in, consider it your estate.



Towering above your Battersea lifestyle,
gazing along the river, contemplating
the playground that is London.



MY HILL LIGHT

Elevated living

A BETTER LIFESTYLE AWAITS



A new life, styled

CREATING THE DREAMSCAPE

Consideration has been given to putting more of what you need, to hand. Hence a public green where neighbours can mingle and play. Within, the private cinema and fitness & wellness studio are all yours. When you do need to knuckle down, there are co-working and meeting opportunities in the impressive lounge in which you can negotiate, schmooze, interview and entertain, all overseen by your 24/7 concierge.



Building entrance



Spoilt for choice

LET THE SKY BE YOUR LIMIT

The HiLight is generously proportioned, specified, equipped, resourced and designed. It is your home, neighbourhood, park, bar, gym, office, shop, café, cinema and sanctuary.

PANORAMIC TERRACE
DINING
FITNESS & WELLNESS STUDIO
CLUB ROOM
CINEMA
MEETING ROOM & WORKSPACES
24-HOUR CONCIERGE
RIVERWALK
HILIGHT CLUB



Sky bar



Club room

Work out, within

YOGA, FITNESS, IN STYLE

The studio is an exceptional multiuse venue, offering the space you need with an ambiance that inspires. Bespoke wallpaper, ample soft illumination, mirrored pillars, a cool vibe and perfect temperature plus, of course, automatic membership.



Intoxicating spaces

PRIVATE SPACES FOR HILIGHTERS

The Club room, lovingly created by Bowler James Brindley, offers sophisticated socialising with friends over a cocktail, pool table or both. Epitomising the exclusive nature of a club with the relaxed atmosphere of a bar, this is the perfect night out, in.

WORK

This double height, exquisitely decorated 'lobby' is far more than a glamorous walk-through. Cleverly sectioned off areas, conference table, ample seating and a sense of presence make this the meeting room of choice when out to impress clients or business partners. It also works well as your lavish corner office if that's what sparks your work ethic.



Co-working space



WATCH

The private cinema is more akin to a Hollywood Hills screening room, complete with marshmallow armchairs to sink into and side tables for popcorn and martinis from the honesty bar next door.

A warm, golden-hour photograph of tall grasses with the word "SUSTAINED" overlaid in white serif font. The background is a soft, out-of-focus field of tall grasses, with a bright sun in the upper right corner creating a strong lens flare and a warm, golden glow across the entire scene. The word "SUSTAINED" is written in a large, white, serif font, centered horizontally across the middle of the image.

SUSTAINED



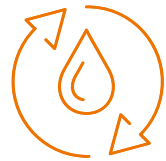
Eco standards

THE HILIGHT IS CARBON NEUTRAL

The HiLight has been designed to be sustainable, in both construction and ongoing use. Using the FITWEL rating system the impact upon local communities has been addressed and safe social and nature interaction has been fostered. The EDGE certification reveals how The HiLight will, at a minimum, reduce its energy and water usage by 20% compared to a standard structure. Live well and more sustainably.



Energy efficient design
maximising heat loss and gain



Water recycling
for irrigation



Optimising and recycling,
low impact and regionally
sourced, materials



Sustainability Certificates



HOMESPACE

Enlightenment

UNOBSTRUCTED CLARITY

Coming home, your full height door opens to an ever-changing view. Bay windows flood the rooms with sunlight, curtains part, glass slides aside and suddenly there are drinks on the balcony.

You are in your element.



Typical 2 bedroom living room and balcony

Design vision

A BOLD AESTHETIC



Typical 3 bedroom apartment kitchen



Typical 2 bedroom apartment kitchen



Typical 2 bedroom apartment bathroom

You'll notice how the white, oiled, oak flooring makes the space flow as you glide into the bedroom where the knurled finish on the wardrobe handles provide a tactile reward. Lose yourself in the bathroom's opulence of space and entertain in your open plan kitchen, where contrasting grey units and white stone countertop impress guests and delight chefs.



Typical 3 bedroom apartment living space



Typical 2 bedroom apartment open plan living space

Personal stamp

A SPACE TO MAKE ONE'S OWN



“THE CLEAN INTERIOR ARCHITECTURE IS A CELEBRATION OF HEIGHT AND SPACE, LUXURIOUS FINISHES AND SIMPLE METAL FRAMING.”

BOWLER JAMES BRINDLEY

Floors 9 - 12

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M ²	TOTAL INTERNAL AREA FT ²
9.01 - 12.01	1	56.2	604.9
9.02 - 12.02	2	71.0	764.2
9.03 - 12.03	1	50.0	538.1
9.04 - 12.04	2	71.5	769.6
9.05 - 12.05	1	50.3	541.4
9.06 - 12.06	2	80.5	866.4
9.07 - 12.07	1	50.0	538.1
9.08 - 12.08	2	74.0	796.5



Key:
1 Bedroom
2 Bedroom
3 Bedroom

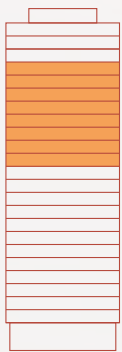
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

Floors 13 - 20

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M ²	TOTAL INTERNAL AREA FT ²
13.01 - 20.01	1	56.2	604.9
13.02 - 20.02	2	71.0	764.2
13.03 - 20.03	1	50.0	538.1
13.04 - 20.04	2	71.5	769.6
13.05 - 20.05	1	50.3	541.4
13.06 - 20.06	2	80.5	866.4
13.07 - 20.07	1	50.0	538.1
13.08 - 20.08	2	74.0	796.5



Key:
1 Bedroom
2 Bedroom
3 Bedroom

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Floors 21 - 22

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M ²	TOTAL INTERNAL AREA FT ²
21.01, 22.01	3	100.5	1081.7
21.02, 22.02	3	98.3	1058.0
21.03, 22.03	2	76.2	820.2
21.04, 22.04	2	79.1	851.4
21.05, 22.05	1	50.0	538.1
21.06, 22.06	3	102.1	1098.9



Key:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Floor 23

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M ²	TOTAL INTERNAL AREA FT ²
23.01	3	139.4	1500.4
23.02	3	98.6	1061.3
23.03	2	76.2	820.2
23.04	2	79.0	850.3
23.05	3	113.1	1217.3



Key:

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

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Specifications

KITCHEN

- Grey laminate finish to base units with satin bronze metal accents to pull
- Grey laminate and fluted glass finish to wall units with concealed warm LED lighting within, above and below wall units
- White quartz stone worktop
- Undermount stainless steel sink with single lever mixer tap in brushed bronze finish
- Large format porcelain splashback

Integrated, premium, European appliances:

- Multi-function electric oven
- Combi-oven/microwave
- Induction hob
- Integrated extraction
- Fridge/freezer
- Dishwasher
- Washer/dryer (located in utility cupboard)
- Wine cooler

WARDROBES

- Fitted wardrobes with dark stained timber veneered doors
- Internal fittings to include a high level shelf, hanging rail and concealed automatic LED lighting
- Knurled ironmongery in satin bronze finish

HEATING & COOLING

- Hot and cold underfloor heating/cooling throughout all residences
- Mechanical fresh air supply to living rooms and bedrooms
- Exhaust Air Heat Pumps

BATHROOM & ENSUITE

- Terrazzo effect porcelain and glazed mosaic tiles to wall areas
- Terrazzo effect porcelain floor tiles (non-slip)
- Composite stone vanity counter top with undermount white porcelain basin. Storage drawers with timber veneer finish below
- Matte black mixer tap
- Mirror-faced vanity unit with matte black metallic frame, integrated shelving and shaver socket
- Matte black metal framed bath and shower screens
- Matte black rain shower with matte black wall mounted hand shower
- Wall hung WC with concealed cistern, soft close seat and matte black dual flush plate
- White glazed steel fitted bath with marble effect quartz stone panel
- Heated towel rail in matte black finish
- Accessories include robe hook and toilet roll holder in matte black finish

INTERIOR FINISHES

- High quality engineered white washed oak flooring throughout
- Painted skirting throughout
- Oversized dark stained timber veneer entrance door with satin bronze ironmongery
- Oversized doors throughout with satin bronze ironmongery
- Off-white painted walls
- Typical ceiling heights of 2.6m to living areas, kitchens and bedrooms. 2.4m ceilings to circulation areas, dressing areas and bathrooms
- Provision for window dressing
- Grey profiles to all windows
- Outdoor porcelain floor tiles to all balconies

LIGHTING & ELECTRICALS

- LED downlights throughout
- Adjustable track lighting in matte black to living areas
- Provision for feature pendant lighting to selected locations
- Signature bathroom wall light with fluted glass and satin brass metalwork
- Wall Lights to all balconies
- Sockets and lighting switch plates finished in white metal or similar high quality porcelain white finish (USB points included in select locations)
- Data Points in all living areas & master bedrooms
- All residences will have immediate access to fast fibre data networks
- Smart Lighting controls to living areas

SAFETY & SECURITY

- Video access control to all residences
- Sprinkler system throughout all amenities and residences
- Highly secure three-point locking system to all apartment entrance doors
- CCTV throughout communal areas
- 24 hour concierge

LIFTS

- Three high-speed lifts
- Bespoke design and finishes to lifts



Crafted to perfection

THE COLLECTION OF EXPERTS

This winning combination of specialists has a proven track record of defying expectations and creating something truly extraordinary.

GHELAMCO

An international property firm founded in 1985, this family business has collected multiple awards by working with exceptional partners and always striving to make their environments greener, smarter, better.

GRANT ASSOCIATES

The international landscape architectural practice behind Gardens by the Bay, Singapore, Grant Associates' simple aim is to reconnect people to biodiversity.

BOWLER JAMES BRINDLEY

Famed London interior designers, they bring their trademark eccentric design sense of understated refinement to The HiLight.

SQUIRE & PARTNERS

For four decades, this award-winning architectural and design firm has been creating bespoke, unique homes, hotels and public buildings around the globe, each one informed by the history and culture of its location.

