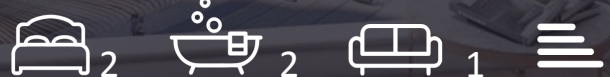




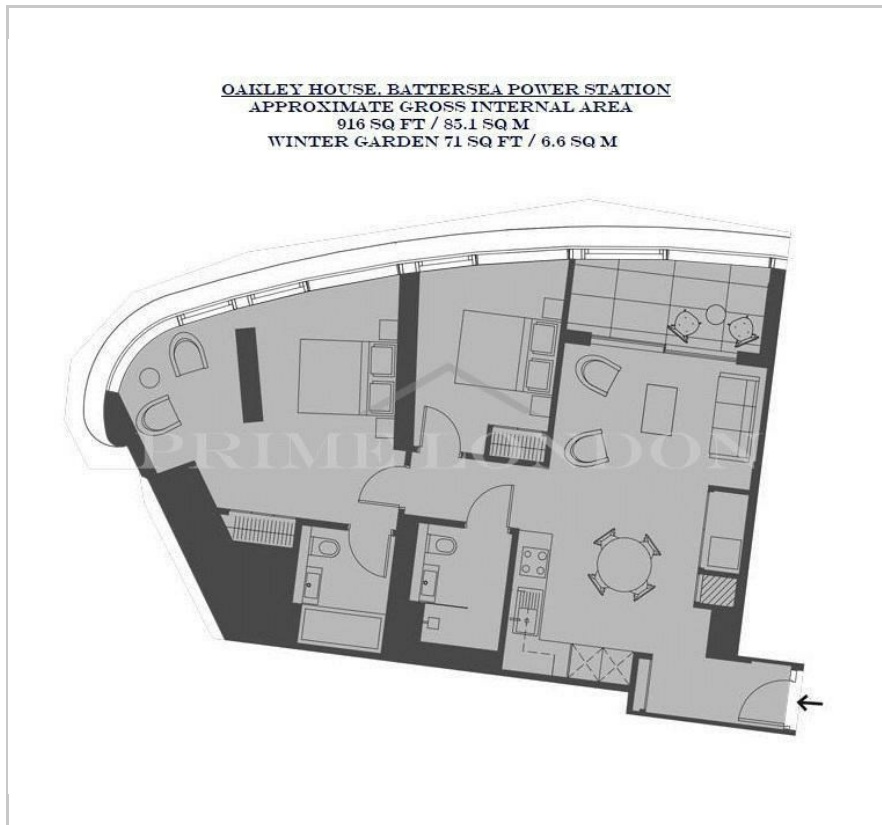
## Oakley House

Battersea Power Station, SW11 8EZ

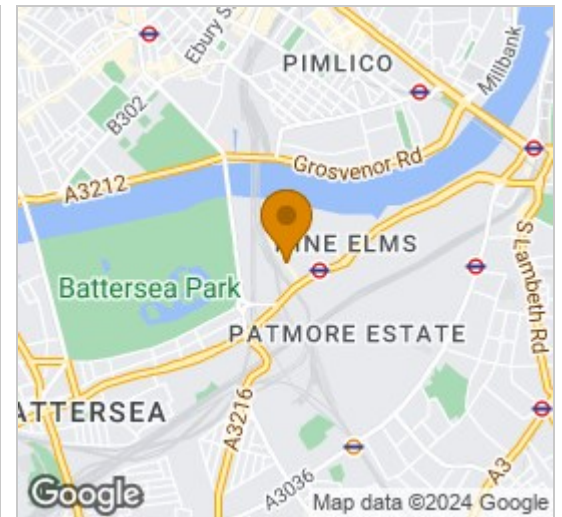
Offers In The Region Of £1,650,000



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Uniquely laid out two bedroom apartment
- 916 sq ft / 85.1 sq m
- Great position with iconic views
- Spacious winter garden of 71 sq ft
- New Northern Line tube station
- On site concierge station

This brand new 916 sq ft / 85.1 sq m two bedroom two bathroom apartment, set in a great position within the highly desirable Roof Gardens section of the new Battersea Power Station development (next to the River Thames, Battersea Park and new Battersea Power Station Northern Line station), is available for chain free sale through Prime London.

Finished to an incredibly high standard throughout, this apartment comprises of open-plan fully equipped and integrated kitchen and reception room leading to a substantial private winter garden overlooking the Power Station. The property further comprises two well-proportioned double bedrooms with built in wardrobes and dressing area, and two beautifully designed bathrooms, one of which is en suite. The property also benefits from having wooden flooring and comfort cooling.

The Skyline section of the Battersea Power Station development is designed as an undulating volume containing shops, a medical centre, and the hotel – which will be operated by boutique brand Art'otel. Art'otel also plans to create an elevated bar and restaurant offering panoramic views of the city skyline, as well as a public art gallery accompanied by a lounge and cafe.

The Battersea Power Station is a vibrant new destination for London, creating a new community of homes, shops, cafes, offices, leisure, and cultural venues, with over 19 acres of public space. The brand-new Zone 1 Tube station, meanwhile, provides excellent connectivity to the rest of London, with Waterloo (7 minutes), London Bridge (10 minutes), Bank (12 minutes), and King's Cross (20 minutes) all within easy reach. \*Images are intended to show example finishes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.