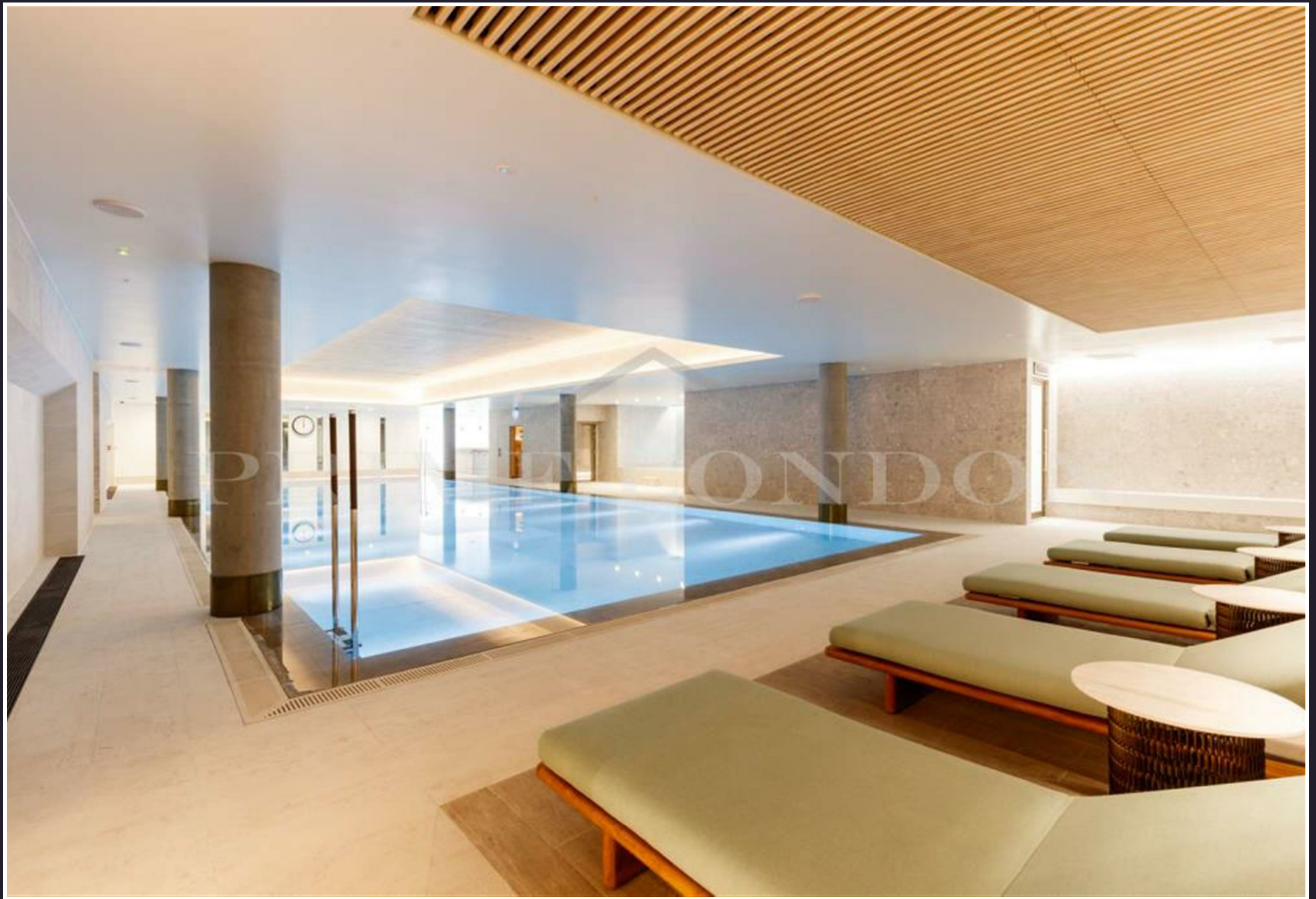




Switch House East, Nine Elms, SW11 8BB

Asking Price £1,885,000



Switch House East

Nine Elms, SW11 8BB

- Duplex loft style apartment
- Secure parking available separately
- 20 ft ceilings and mezzanine
- Residents' gym, swimming pool and spa
- 1,184 sq ft / 108 sq m
- Bespoke finishes throughout by Beoto Design
- Residents' cinema, games room, meeting room
- 24 hour concierge

This exceptionally well-crafted loft style duplex apartment - with bespoke finishes throughout by Beoto Design and larger style reception with mezzanine level - is set in a prime position within Switch House East, Battersea Power Station (next to the River Thames, Battersea Park and new Battersea Power Station Northern Line Underground station), is available for chain free sale through Prime London. A parking space with an electric charging point is also available via separate negotiation.

One of the largest one-bedroom apartments in Battersea Power Station, and finished to an incredibly high standard throughout (with bespoke carpentry, an upgraded kitchen with matching island and a fitted bar, amongst many other features) this beautiful apartment comprises an expansive open-plan living area with fully equipped and integrated kitchen and spacious reception room with c. 20 ft floor to ceiling windows. The property further comprises a beautifully finished and well-proportioned bedroom area upstairs on the mezzanine level, with plenty of bespoke built-in wardrobes and shelving, a separate WC with utilities, and a stunning bathroom with shower and free-standing bath.

Resident facilities include a first-class 24-hour concierge, on-site gym, a 25m swimming pool, spa, cinema, games room, meeting room and a 250-square-meter roof garden designed by New York landscape firm James Corner Field Operations. 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.

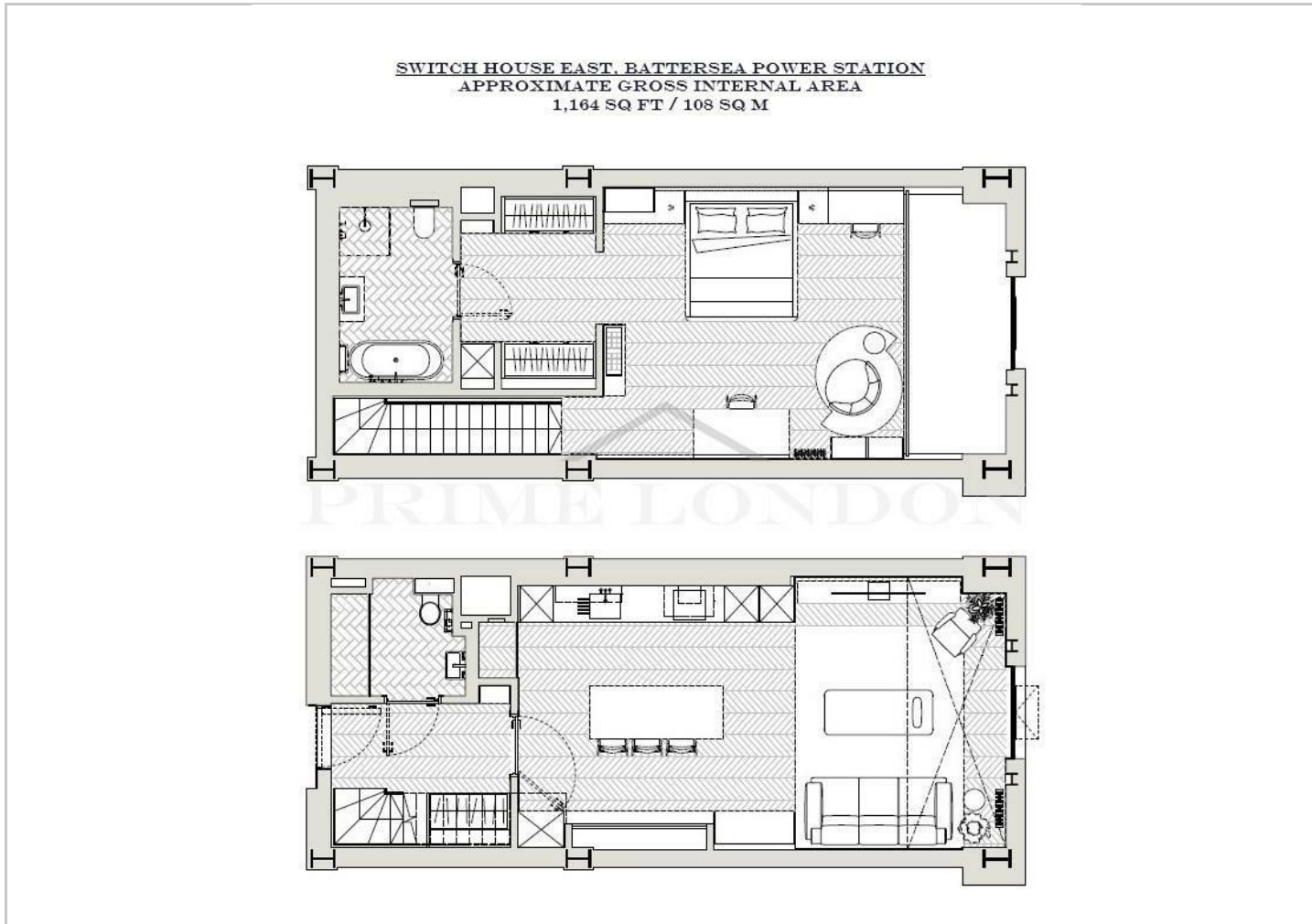
The brand-new Zone 1 Tube station, meanwhile, provides excellent connectivity to the rest of London, with Waterloo (7 minutes), London Bridge (10 minutes), Bank (12 minutes), and King's Cross (20 minutes) all within easy reach.







Floor Plans



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	