



Holmby House
2 Prospect Way, SW11

CHESTERTONS





A stunning two bedroom two bathroom apartment in Holmy House within the sought after Battersea Power Station.

The apartment is located on the twelfth floor with lift and offers a spacious over 1000 ft. of living space. There are two double bedrooms in the apartment both benefitting from built in storage, two bathrooms and an open plan kitchen/reception room with space for dining. The reception room lead out onto a private winter garden which can also be used as an additional lounge area and directly overlooks the main building in the Power Station. The apartment is presented in immaculate order throughout with wooden flooring throughout.

Residents in the Battersea Power Station has access to 24 hour concierge, residents gym and swimming pool. It is ideally situated for the River Thames, Chelsea, Battersea Park where residents will be in close proximity of vibrant shops, restaurants and leisure spaces.

- Battersea Power Station
- Resident Gym
- Bright and Spacious
- Swimming Pool
- Furnished or Unfurnished
- Winter Garden

£5,300 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Minimum Term: 12 months
Deposit Required: £7,338.46
Local Authority: London Borough of Wandsworth
Council Tax Band: F
EPC Rating: B
Furnished, Part Furnished, Unfurnished

Chestertons Battersea Park & Nine Elms Lettings

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Approximate gross internal area

100.33 sq m / 1080 sq ft
(Including Winter Garden)

Winter Garden
7.62 sq m / 82 sq ft

Key :
CH - Ceiling Height

The floor plan shows the following rooms and dimensions:

- WINTER GARDEN**: 4.76 x 2.05m (15'7" x 6'9")
- RECEPTION ROOM**: 5.77 x 3.83m (18'11" x 12'7")
- KITCHEN/ DINING ROOM**: 4.55 x 4.47m (14'11" x 14'8")
- BEDROOM** (left): 4.26 x 3.13m (14'0" x 10'3")
- BEDROOM** (middle): 3.52 x 3.47m (11'7" x 11'5")
- BATHROOMS**: Two bathrooms are shown in light blue, each containing a bathtub, toilet, and sink.
- CH (Ceiling Height)**: Three circular markers indicate a ceiling height of 2.81m in the left bedroom, the middle bedroom, and the reception room.

Twelfth 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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