JOWEBSTER

Boiler House Square, Battersea Power Station, SW11

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A unique opportunity to purchase this stunning three bedroom penthouse apartment located in the iconic Boiler House in the Battersea Power Station.

The apartment comprises 2,825 sq ft /262.4 sq m and is the top duplex apartment on the 11th and 12th floors with an extensive roof terrace providing outstanding city and river views nestled between the iconic chimneys on the 13th floor. The apartment has been completed to an exceptional standard by the developers, with excellent attention to detail to create an outstanding property and is offered in brand new condition.

River views can be enjoyed from the main living space and bedrooms on the first floor.The kitchen and bathrooms are bespoke fitted to the highest standard. Patio doors open up from the open plan kitchen to an outside terrace space situated amongst the resident garden. Under floor heating and air cooling can be enjoyed throughout and the apartment is available with secure underground parking for two cars.

Battersea Power Station is located moments from the open space of Battersea Park and the new tube station has recently opened, it is also only a short walk from Sloane Square.The Boiler House benefits from a communal resident garden on the 11th floor and 24/7 porter/concierge services. The Spring gymnasium, a resident only leisure facility can be found on site, providing residents with gym access, pool and classes which can be booked via the interactive Power Club app.

The array of restaurants, cafes, cinema and other amenities have created an exciting new residential enclave in an vibrant and upcoming area of London.

This is a tenanted investment opportunity.

Property Attributes

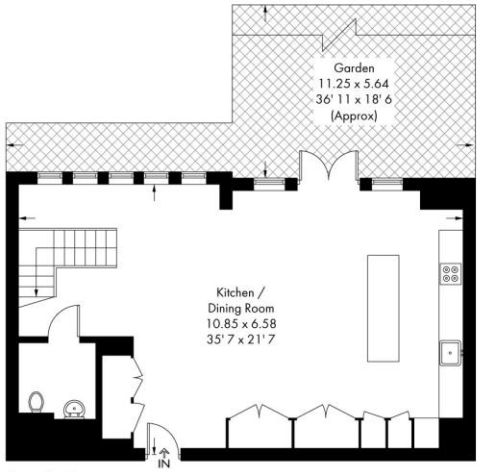
— One Plan Kitchen/ Dining Room
— Reception Room
— Master Bedroom with En Suite Bedroom
— Second Bedroom with En Suite Shower Room
— Third Bedroom with En Suite Shower Room
— Garden Area and 13th floor Rooftop Terrace
— Two Car Parking Spaces
— Resident Only Leisure Facilities
— 24 Hour Security and Concierge

Terms

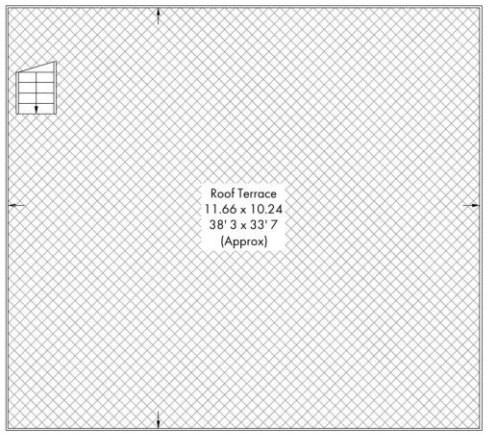
— £7,950,000
— Borough of Wandsworth
— Share of Leasehold (989 years from 2022)
— Estimated Service Charge £36,000 per annum
— Estimated Ground Rent £950 per annum
— Council Tax Band G

Boiler House Square

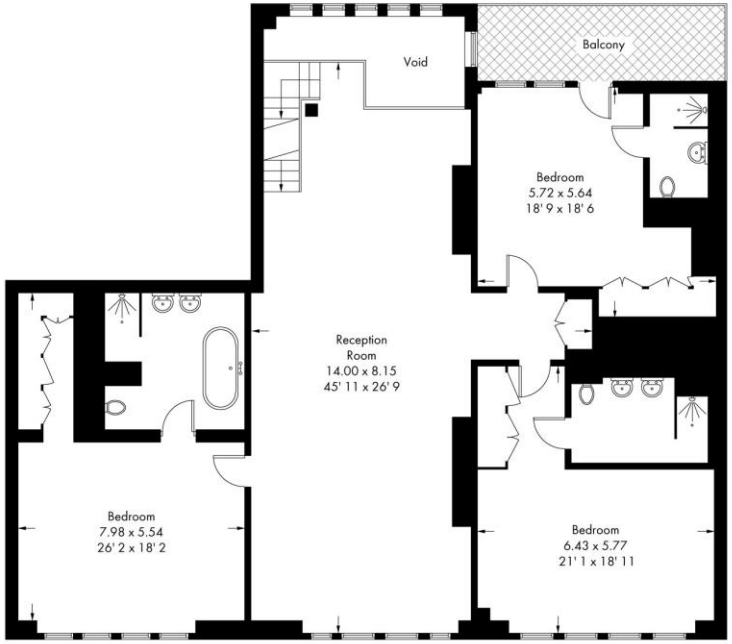
Approximate Gross Internal Area = 2825 sq ft / 262.4 sq m
(Excluding Void)



Eleventh Floor
743 sq ft / 69 sq m



Thirteenth Floor



Twelfth Floor
2082 sq ft / 193.4 sq m
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

+44 (0)20 7349 7055
sales@jowebster.com
www.jowebster.com

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Purchasers must satisfy themselves by inspection or otherwise.