



Pico House, Battersea Power Station

Asking Price £4,500,000

Welcome to Pico House, an exquisite townhouse located within the iconic Battersea Power Station development. This stunning residence boasts an impressive 2,669 square feet of luxurious living space, designed to offer both comfort and style.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The property comprises three well-appointed bedrooms with an impressive five bathrooms as well as a large dressing room which has the potential to be used as a fourth bedroom.

The Battersea Power Station area is renowned for its vibrant community and excellent amenities, making it an ideal location for those seeking a blend of urban living and historical charm. Residents can enjoy a variety of shops, restaurants, and recreational facilities, all within easy reach.

This remarkable townhouse at Pico House is not just a home; it is a lifestyle choice that offers the perfect balance of luxury and practicality, this property presents a unique opportunity to reside in one of London's most sought-after locations.

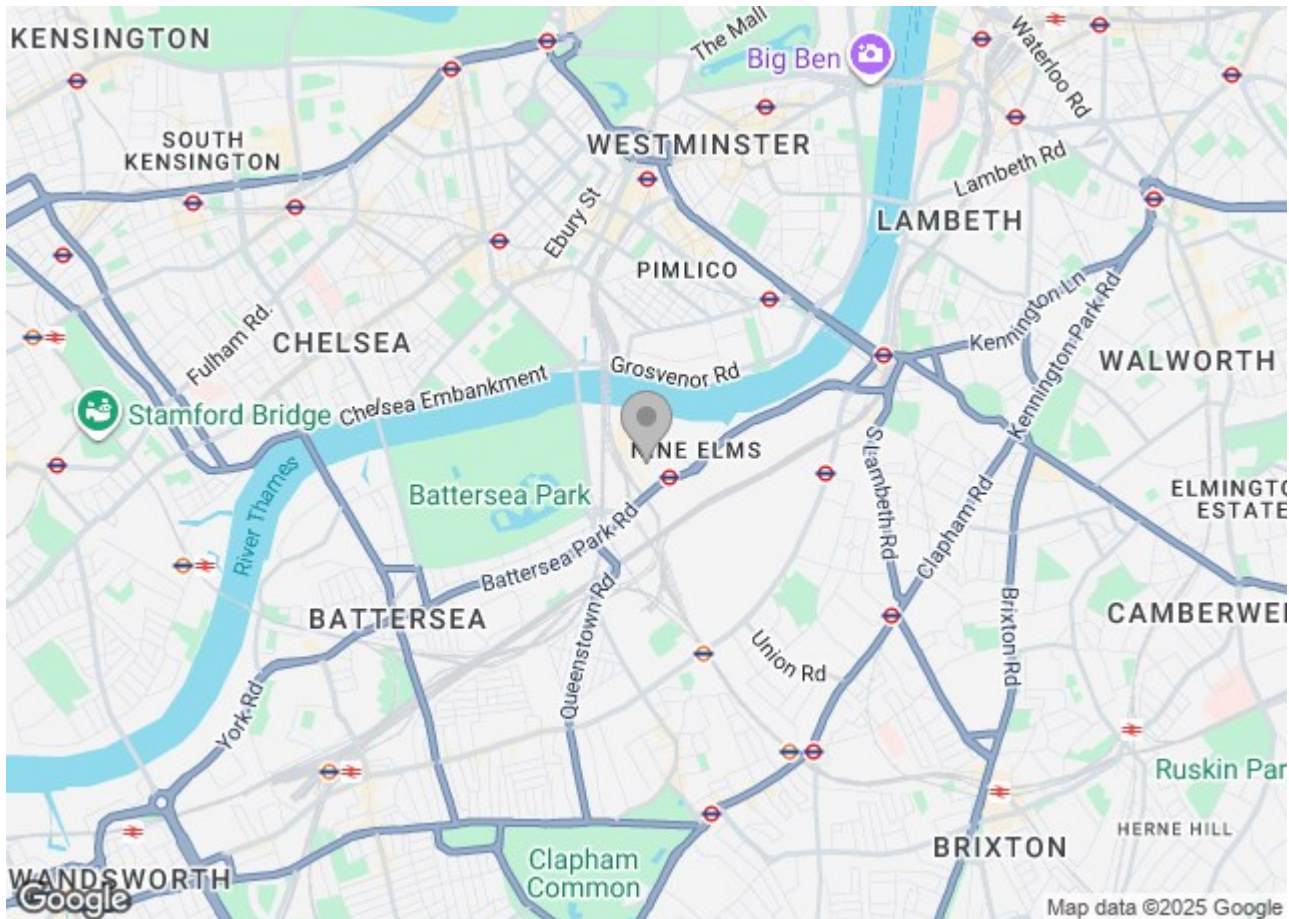
Approximately 986 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: H Wandsworth

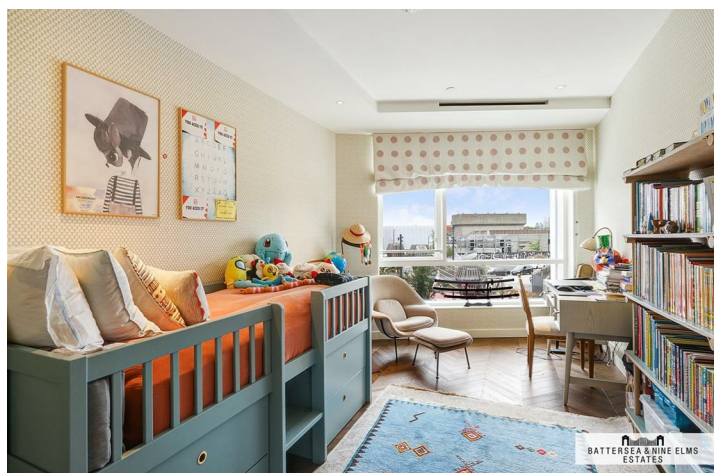
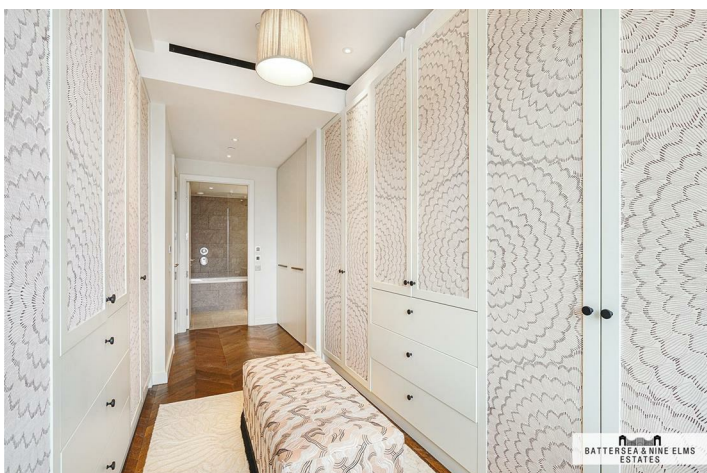
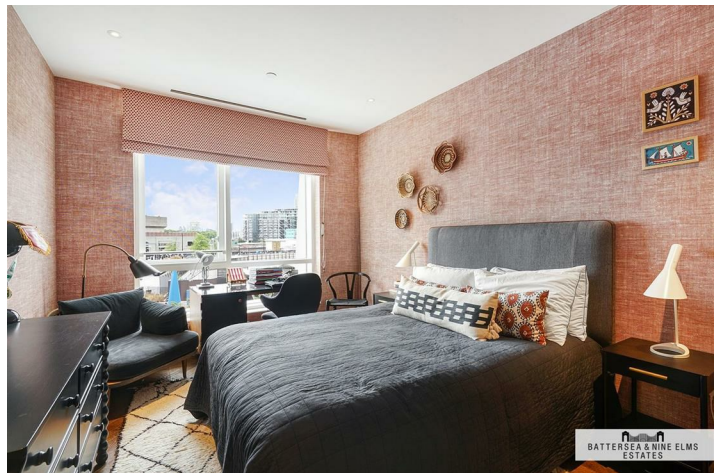
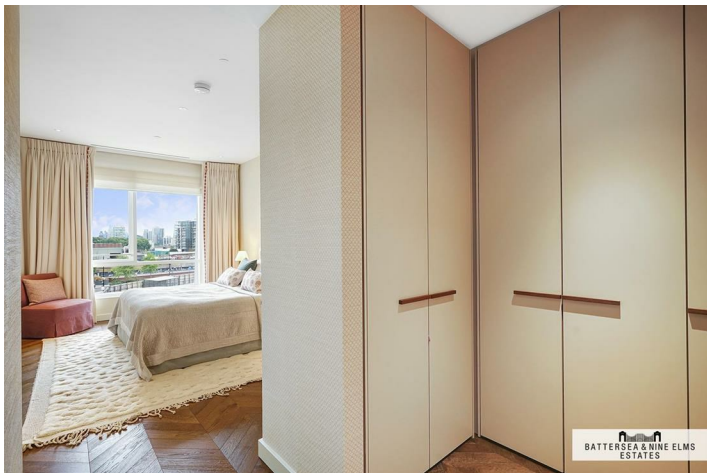
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

Prospect Way London

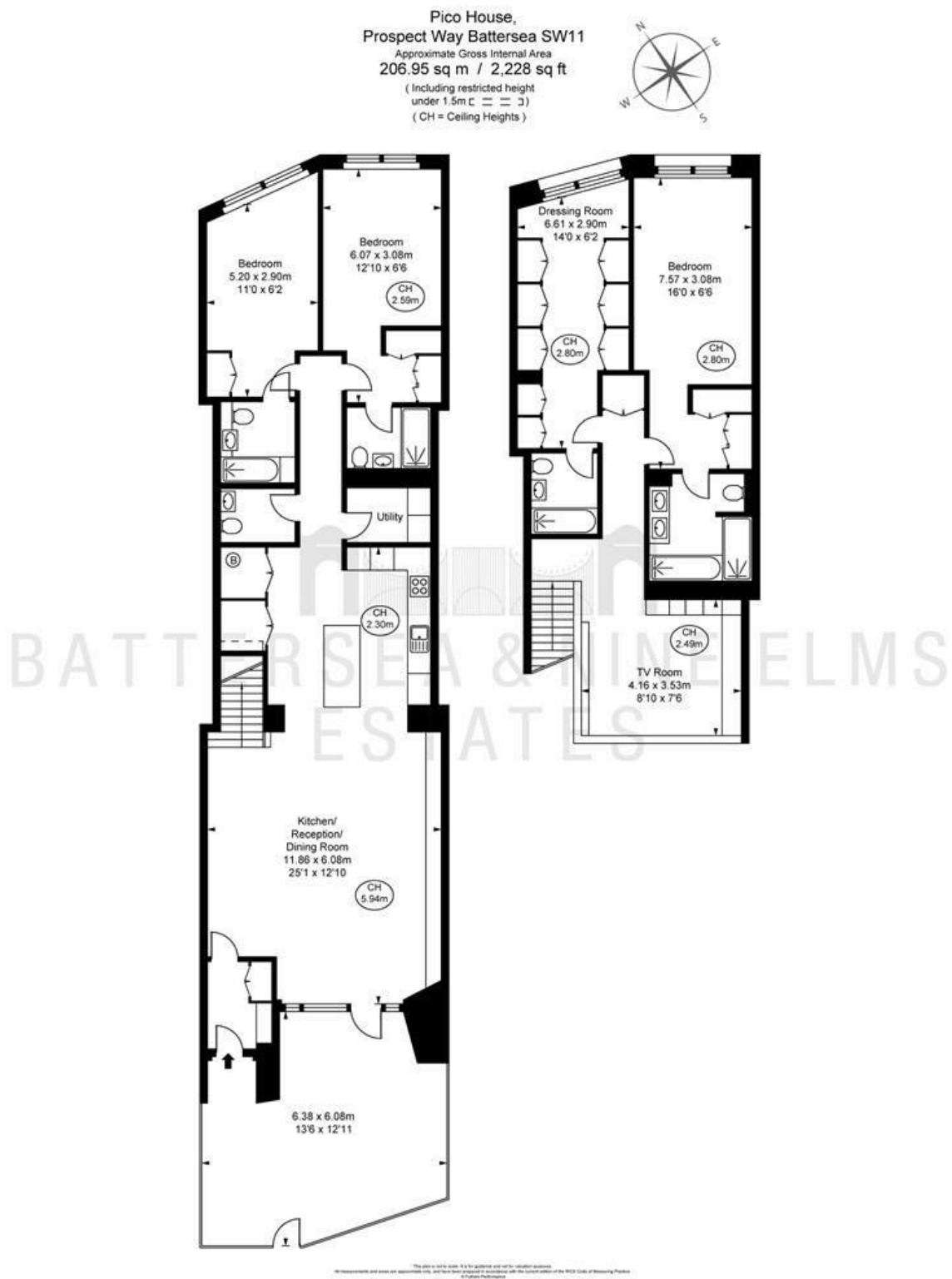


- Four bedrooms
- Five bathrooms (three ensuite)
- Unique large reception area
- Upstairs living room
- Private terrace area





Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86 86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	