



Wilshire House, Battersea Power Station Asking Price £1,225,000

A stunning, two bedroom, two bathroom apartment situated in the exclusive Power Station development. Offering a almost 1,000 sq ft of luxury accommodation, this luxurious property also benefits from Siemens appliances which include, a dishwasher and a combination washer / dryer.

Located in the heart of the iconic development, residents can take advantage of the selection of vibrant shops, restaurants and leisure spaces available to them. The River Thames, Chelsea, Battersea Park and zone 1 tube and rail stations are located close by.

Approx. 985 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: G (Wandsworth Council)

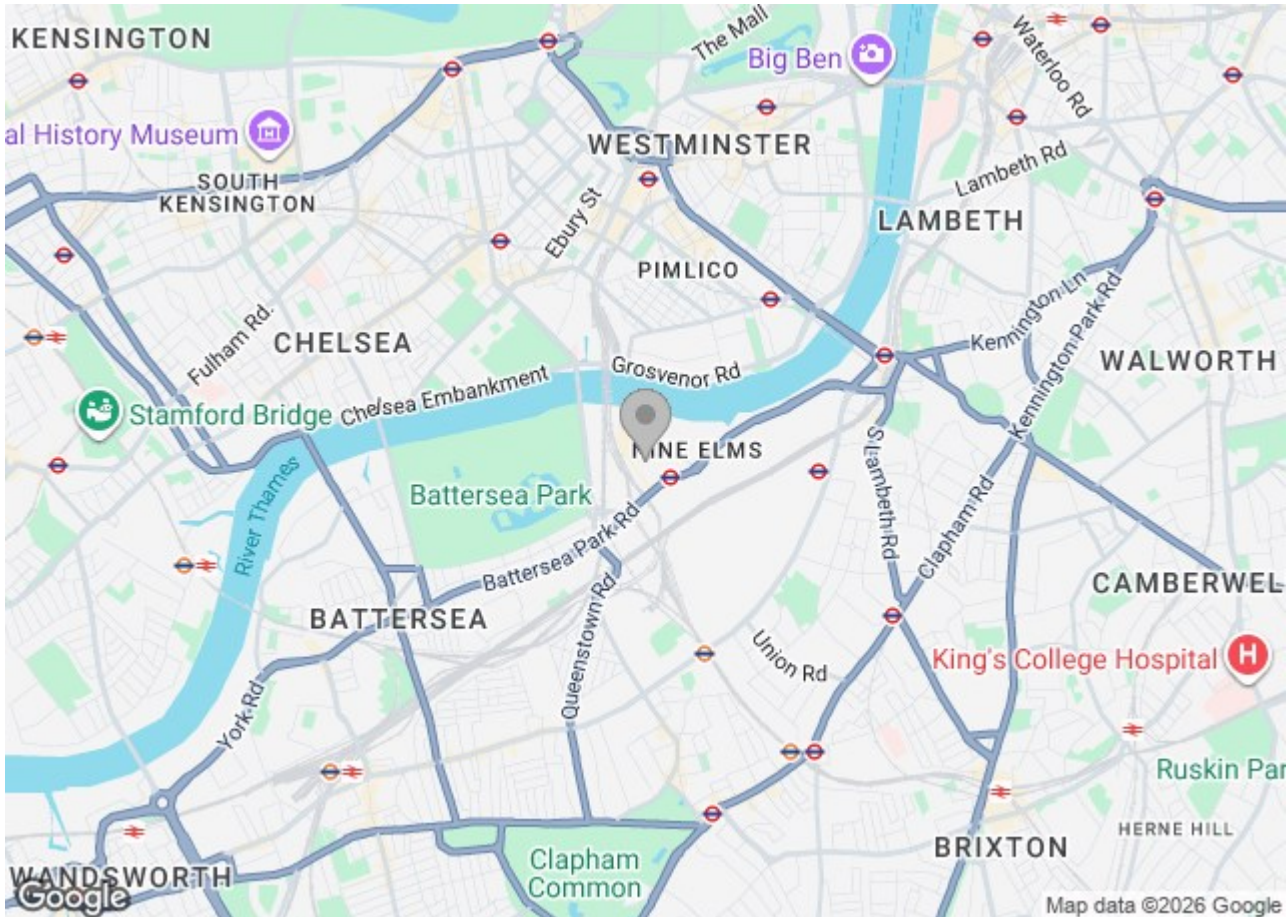
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP
| Lift Access | Cladding: EWS1 Certificate available

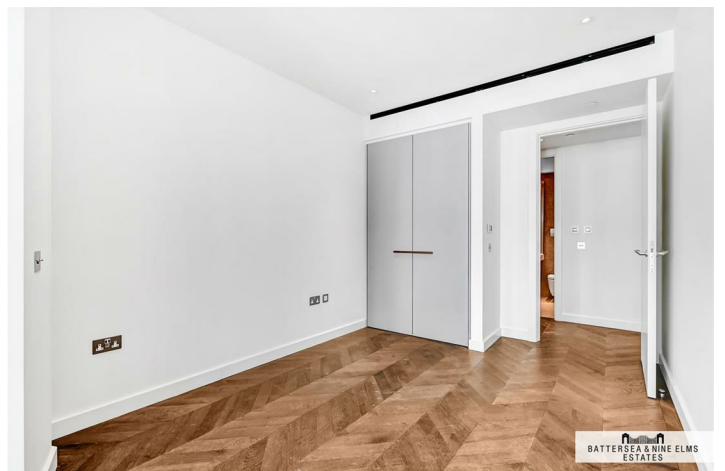
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

2 Prospect Way London



- Easy access Vauxhall Station & Sloane Square
- Underfloor heating & comfort cooling
- Winter garden
- Close to Zone 1 transport links from Battersea Park overground & underground
- 24 hour concierge
- * communal images are computer generated images (CGI)





Floor Plan

Gehry Building,
Prospect Place,
Battersea Power Station, SW11

Net Saleable Area
84.5 sq m / 910 sq ft

Winter Garden
6.6 sq m / 72 sq ft

Total Areas Shown on Plan
91.2 sq m / 981 sq ft

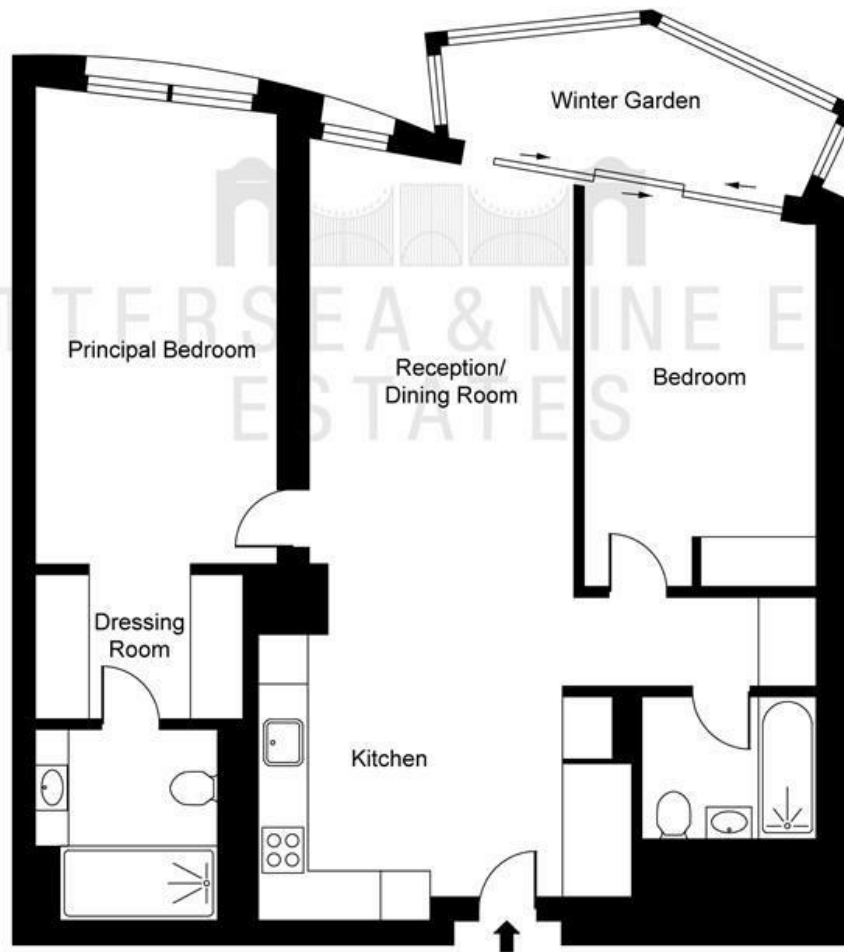


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(11-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	86
			England & Wales
			EU Directive 2002/91/EC