



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



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.

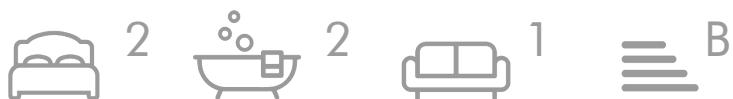
Located in the heart of the iconic development, residents can take advantage of the selection of vibrant shops, restaurants and leisure spaces available to them. The River Thames, Chelsea, Battersea Park and zone 1 tube and rail stations are located close by.

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)

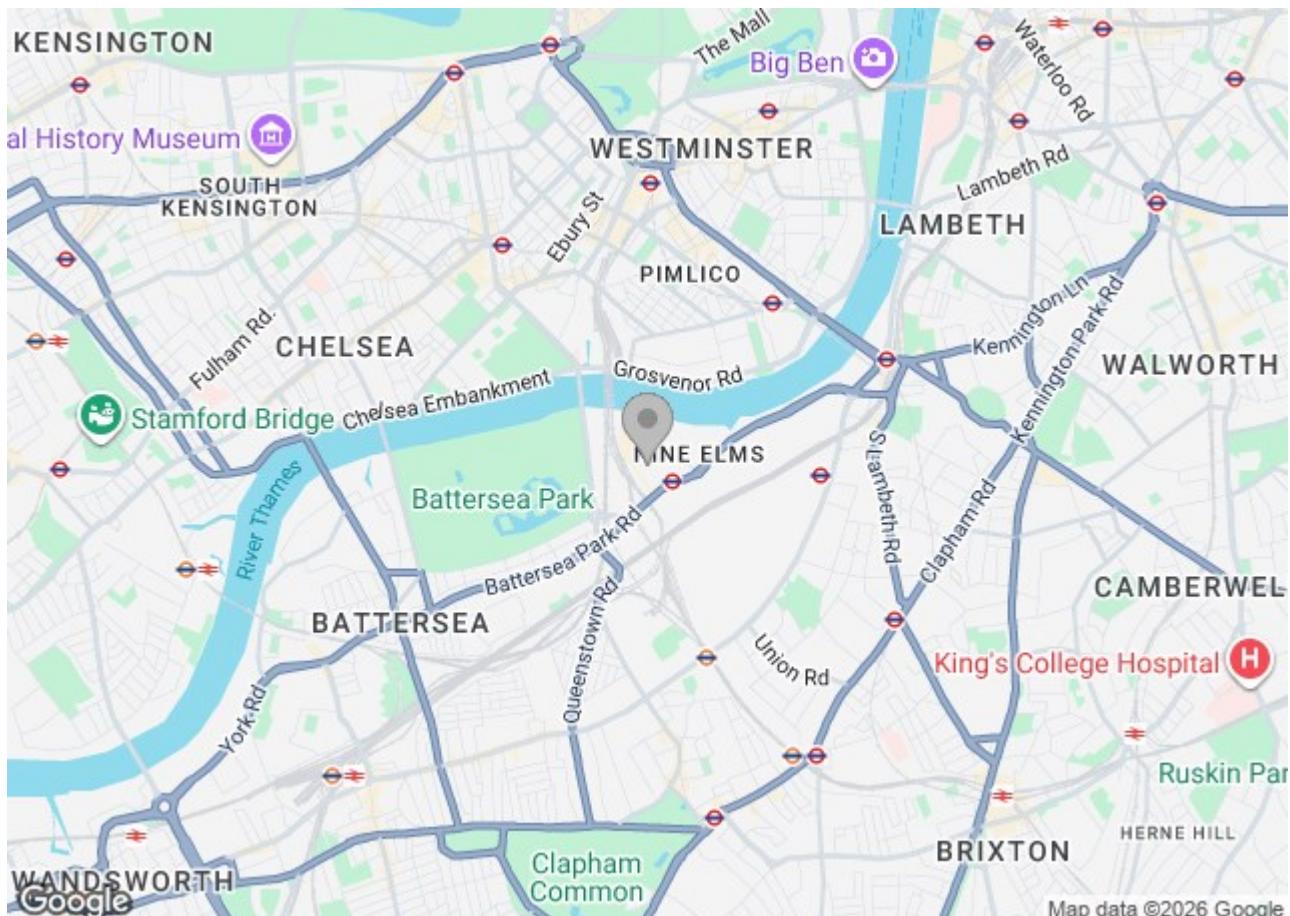
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

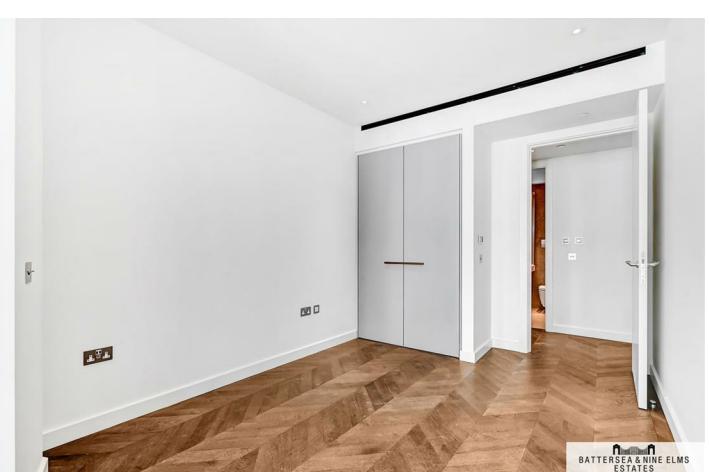
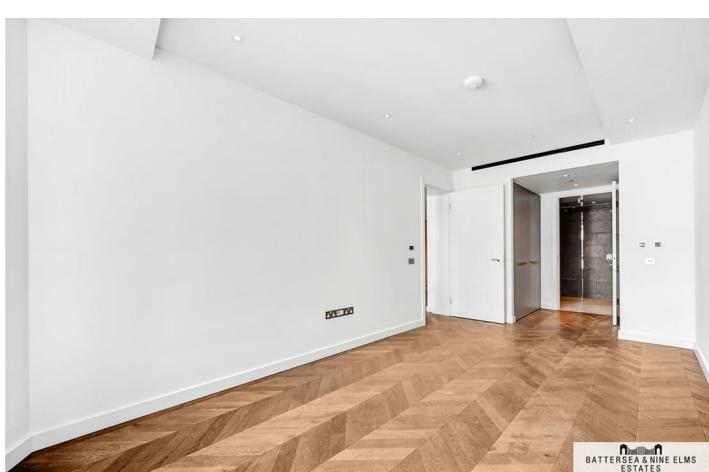
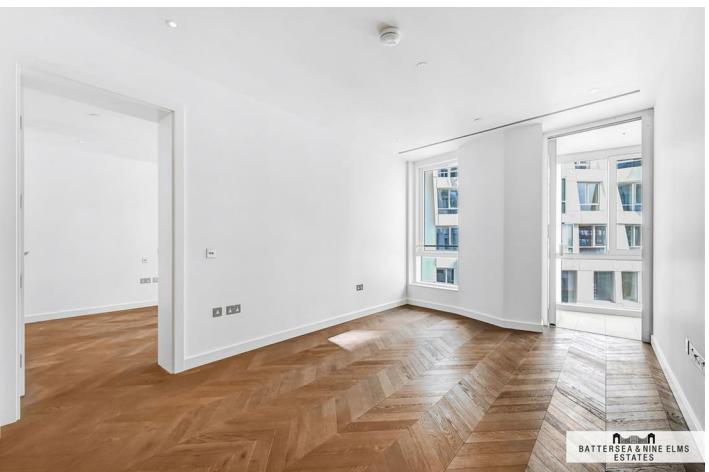
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

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

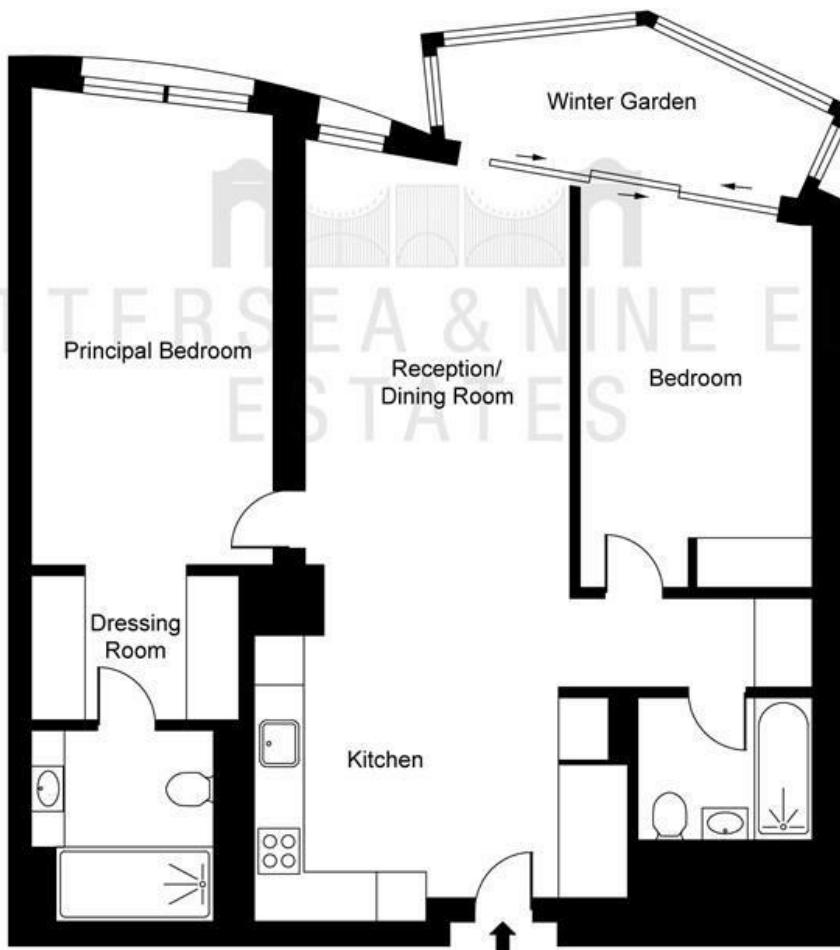


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	86
(81-91)	B		
(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	

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