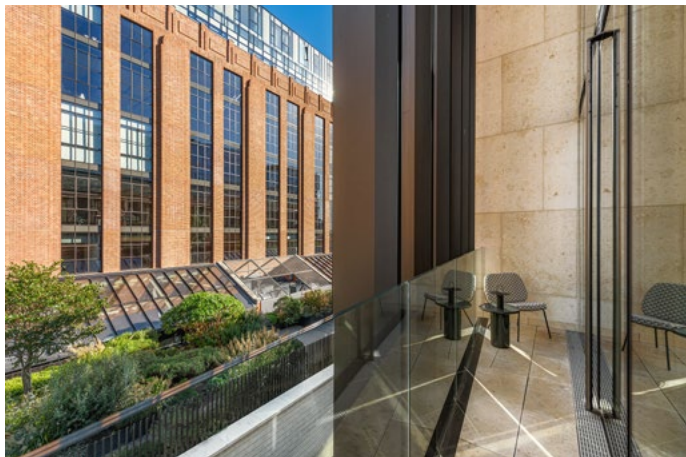


SWITCH HOUSE WEST

BATTERSEA SW11





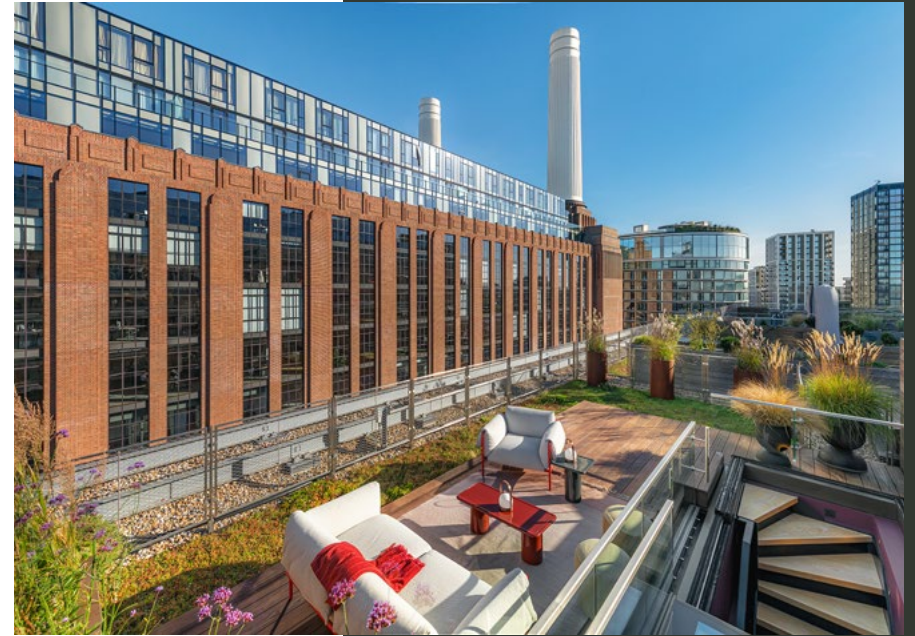


TRIPLEX PENTHOUSE WITH ROOF TERRACE AT BATTERSEA POWER STATION

This triplex penthouse is located in Switch House West, Battersea Power Station, on Circus Road West. Set across three levels, the property features an open-plan reception and kitchen, two bedrooms including a principal suite, a separate bathroom and a large private roof terrace.

The seventh floor is designed around a large open-plan reception and kitchen space, supported by a guest WC. The eighth floor contains the bedroom accommodation: a principal suite with en suite bathroom and a second double bedroom with a separate bathroom. An internal staircase leads to the top level, where a private roof terrace spans the width of the apartment, providing substantial outdoor space.



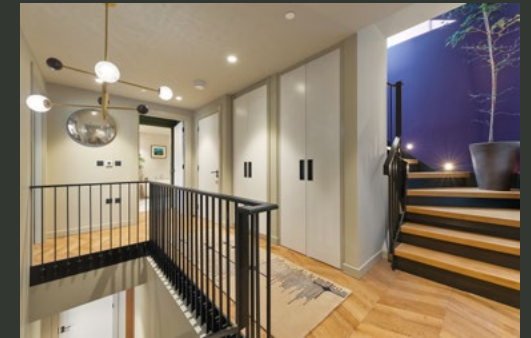


ACCOMMODATION

- Open-plan kitchen, dining and reception area
- Principal bedroom with en suite bathroom
- Second bedroom
- Separate bathroom
- Roof terrace
- Guest WC

KEY FEATURES

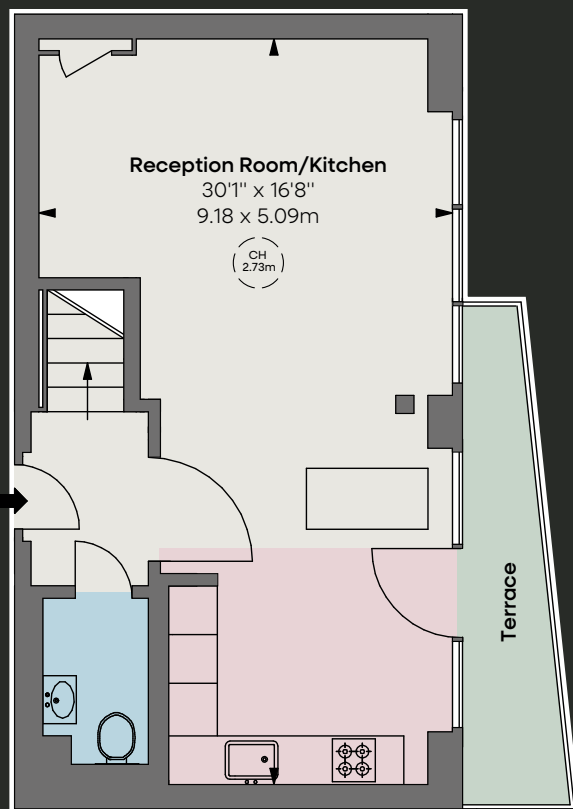
- Triplex penthouse
- Large private roof terrace with elevated views
- 24-hour concierge
- Spa facilities
- Gym
- 21-metre swimming pool
- Private residents' lounges



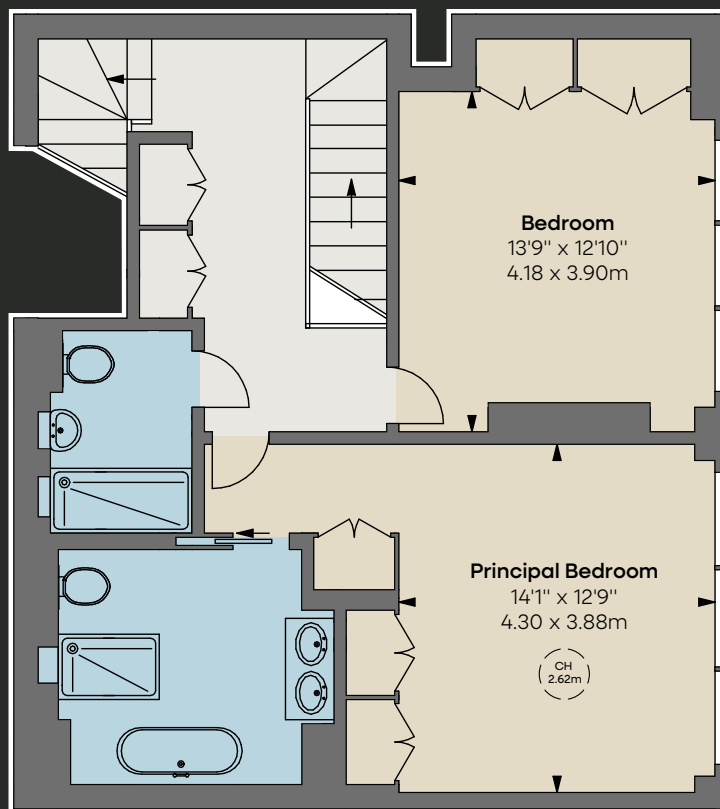


LOCATION

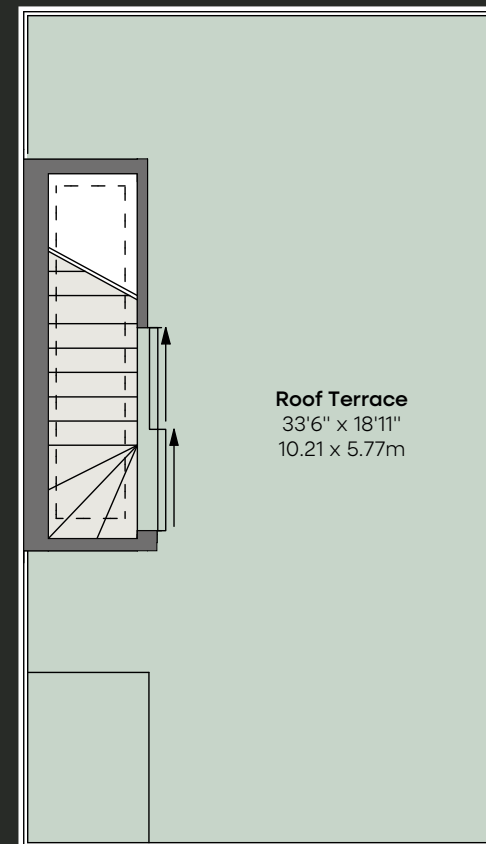
Switch House West is part of the Battersea Power Station redevelopment on the south bank of the Thames. The development includes concierge services, landscaped gardens, retail, restaurants and leisure facilities. Battersea Power Station Underground station is within walking distance, providing direct connections to central London, with further links available at nearby rail and bus services.



Seventh Floor



Eighth Floor



Roof Terrace

Approximate Gross Internal Area

1,343 sq ft / 124.8 sq m

CH: Ceiling height

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. This plan is not to scale. It is for guidance and not for valuation purposes.

©Alex Winship Photography Ltd



Tenure

Leasehold, 999 years

Asking price

£3,295,000

Local Authority

Wandsworth Borough Council

Council Tax

Band TBC

EPC

Rating B



**BEAUCHAMP
ESTATES**

+44 (0)20 7499 7722

Beauchamp Estates Mayfair Office
24 Curzon Street

Mayfair, London W1J 7TF

londonsales@beauchampstates.com

beauchamp.com