



Switch House East Circus Road East, Battersea Power Station, SW11

Guide Price £800,000, Leasehold

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Description

An exquisitely designed, larger than average, loft-style studio apartment situated on the first floor of the iconic Battersea Power Station, boasting 594 sqft / 55 sqm of beautifully crafted living space.

This stylish apartment's interior is finished with elegant, herringbone, parquet flooring and exposed brickwork, complemented by neutral walls and cast-iron radiators, creating a bright and inviting atmosphere. The kitchen is fitted with premium integrated appliances. In addition there is mood lighting, comfort cooling, and heating controlled via display panels,

Residents enjoy exclusive access to a range of first-class amenities, including a 24-hour concierge, an on-site gym, a 20m swimming pool, spa, cinema, games room, meeting room, resident's roof terrace and bar.

Entrance Hall : Open Plan Studio Room With Sleeping Area And Open Plan Kitchen : 24hr Concierge : Gym & Leisure Facilities : Cinema : Communal Roof Terrace : EPC Rating C

Key Features

- RESIDENTS GYM, SWIMMING POOL, LEISURE & SPA
- 24 HOUR CONCIERGE
- ICONIC GRADE II* LISTED BUILDING
- GAMES ROOM, CINEMA & MEETING ROOMS
- COMFORT COOLING & MOOD LIGHTING
- STUNNING CONTEMPORARY INTERIOR
- FIRST FLOOR WITH LIFT
- RIVERSIDE LOCATION

Terms

Leasehold : 17/12/3011 ie 987 years

Service Charge : £9,479.24 pa

Ground Rent : £0

EPC : C - Council Tax : Wandsworth

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Approximate Area = 55.2 sq m / 594 sq ft



First Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.