



Switch House West, Battersea Power Station SW11



Battersea Power Station

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A one of a kind, luxurious four bedroom duplex apartment located on the seventh floor of Switch House West, within Battersea Power Station.

Featuring floor to ceiling windows, offering far reaching views over the River Thames and city of London, this historic Battersea Power Station apartment is flooded with an abundance of natural light.



Guide price: £6,999,995

Tenure: Leasehold: approximately 990 years remaining

Service charge: £17,700 per annum, reviewed annually, next review due 2024

Ground rent: £1,600 per annum, reviewed annually, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: G

On the upper floor is an exceptional private roof terrace, residents benefit from a private garden, swimming pool, health spa and gym and a residents' club/bar.

There is 24 hour concierge and the apartment comes with two secure underground parking spaces.

The principal bedroom benefits from a bespoke walk-in dressing room, views of the river and a luxurious ensuite bathroom with a cooper bathtub and a walk-in shower.

The state of the art integrated kitchen is in keeping with the heritage design for the power station, benefiting from built in Miele appliances and breakfast bar. This duplex apartment is spacious and ideal for entertaining friends and family.

Switch House West, situated in Battersea Power Station development, offers convenient access to Battersea Park and nearby rail stations such as Queenstown Road and Battersea Park, with direct routes to Waterloo. The area is well-connected via its own underground station on the Northern line, simplifying city commutes. Residents benefit from proximity to popular spots such as The King's Road, Sloane Square and Victoria, along with reputable schools such as Newton Prep and Thomas's. The immediate area offers a variety of leisure facilities and amenities including the newly opened retail space inside the iconic Battersea Power Station.

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.



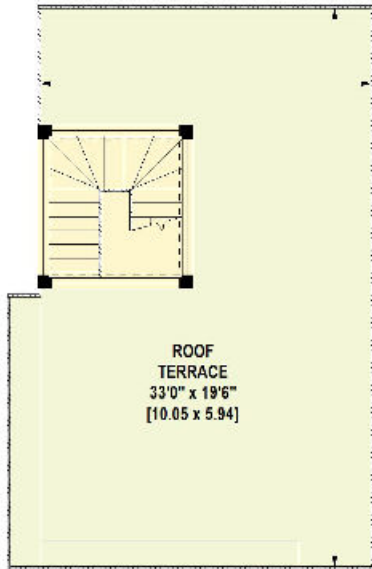




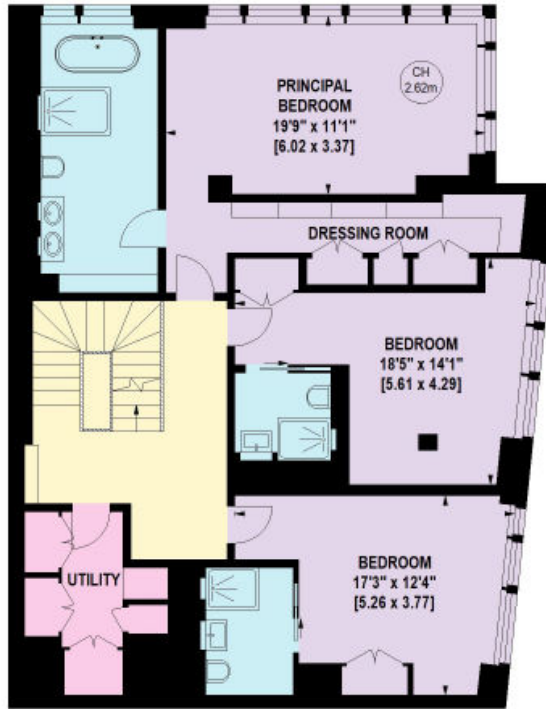
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Approximate Gross Internal Floor Area
217.94 sq m / 2,346 sq ft

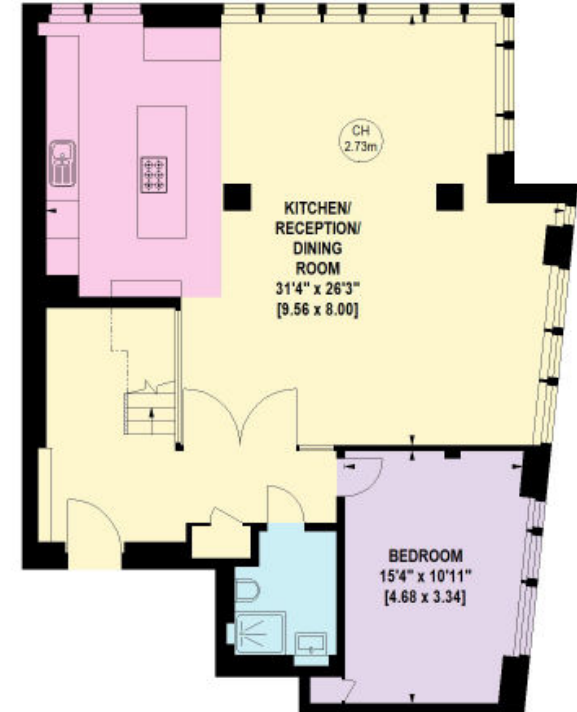
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



NINTH FLOOR



EIGHTH FLOOR



SEVENTH FLOOR

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 SW11 8BY
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We would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated 13/03/2024. Photographs and videos dated 27/02/2024.
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