



BOILER HOUSE

London, SW11



BATTERSEA POWER STATION LONDON, SW11

Exceptional duplex sky villa apartment with roof terrace and three double bedrooms.



Local Authority: London Borough of Wandsworth

Council Tax band: Unknown

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £950

Service charge: £47,004.16 per annum, reviewed annually

Guide price: £7,000,000



A MASTERPIECE IN MODERN DESIGN

Set across the 11th and 12th floors of the iconic Boiler House, this unique three-bedroom duplex offers expansive living space, a private terrace, and a design-led interior in one of London's most exciting neighbourhoods.

The apartment is spread over two floors, with a brilliant open-plan kitchen, breakfast bar, and lounge area — ideal for entertaining or everyday life. The space opens directly onto a private terrace, while a sleek feature staircase leads upstairs to a second reception room with mezzanine views over the communal roof garden.

All three bedrooms are tucked away off the main living space for privacy. The principal suite includes a dressing area and en suite, while the other two double bedrooms each have built-in wardrobes and their own beautifully finished shower rooms.







Residents here have access to 24-hour concierge, two secure underground parking spaces, landscaped rooftop gardens, lounge areas with kitchens and workspaces, plus the on-site gym and spa. Located on the south bank of the Thames, Battersea Power Station is now one of central London's go-to destinations — home to a huge range of restaurants, cafés, bars, shops, cinemas, and parks. Battersea Power Station and Nine Elms tube stations are both on your doorstep, and the riverboat is just moments away at the pier. There's also a resident shuttle to Vauxhall and Sloane Square.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



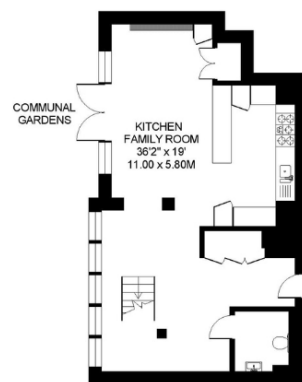
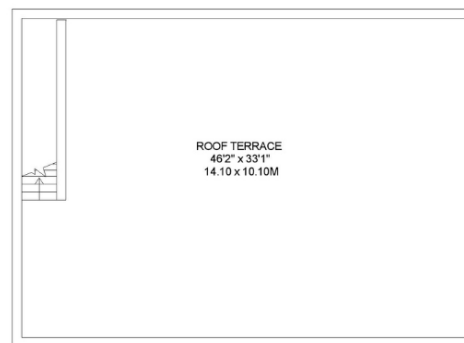
MODERN LUXURY IN A SOUGHT-AFTER LOCATION

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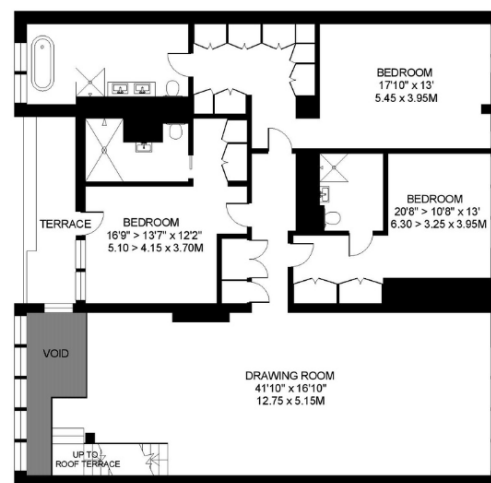








ELEVENTH FLOOR 643 SQ.FT.



TWELTH FLOOR 2047 SQ.FT.

Approximate Gross Internal Area = 249.91 sq m / 2,690 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

We would be delighted
to tell you more.

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