

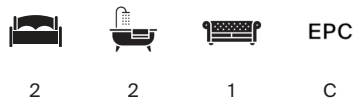


PEARCE HOUSE
Battersea Power Station SW11



A CONTEMPORARY APARTMENT IN THE POWERSTATION DEVELOPMENT

A stunning two double bedroom apartment with river views, located in the iconic Battersea Power Station development.



Local Authority: London Borough of Wandsworth

Council Tax band: F

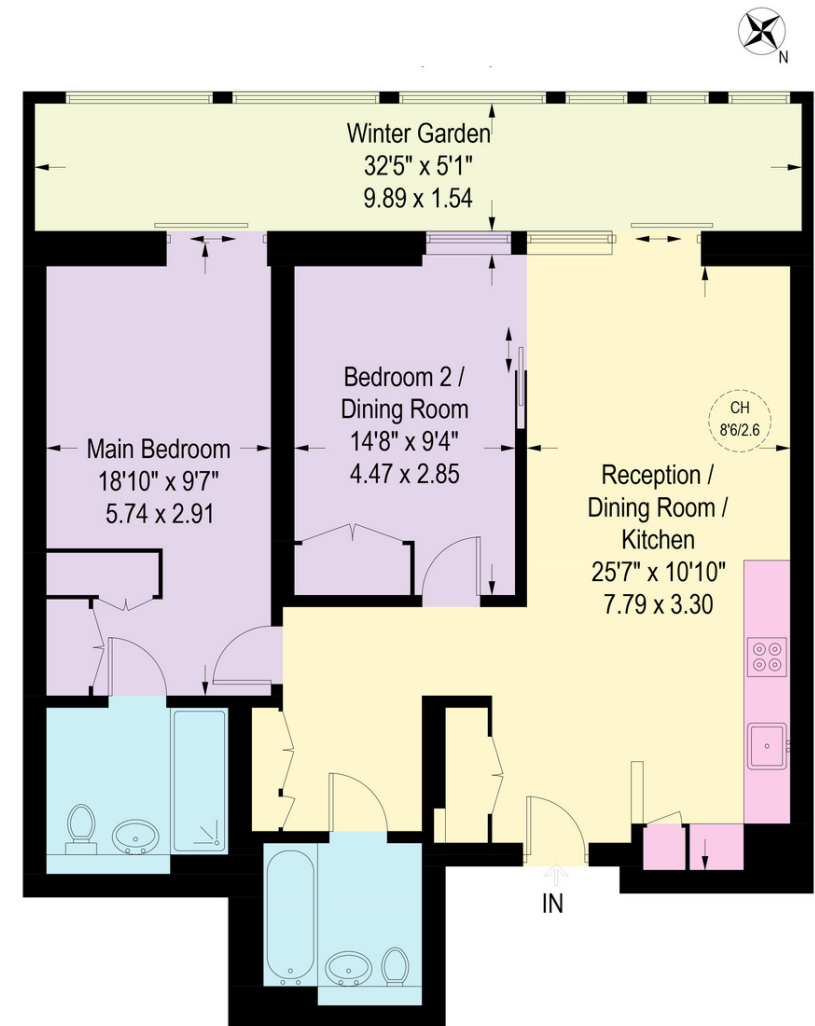
Tenure: Leasehold, approximately 986 years remaining

Please note that we have been unable to confirm the amount for the service charge and ground rent, you should ensure that you or your advisors make your own enquiries.

Guide Price: £1,250,000

This stylish apartment is located on 12th floor of this contemporary development, forming part of Phase 1 of the highly sought-after Battersea Power Station development. Offering approximately 1,034 sq ft, the lateral apartment comprises a bright open-plan kitchen reception room with sleek integrated appliances, two double bedrooms, one of which boasts a spacious wardrobe and an en-suite shower room, and there is an additional bathroom to serve the second bedroom. The flat further benefits from a south-west facing winter garden which has views of the River Thames and Chelsea.

Residents of Pearce House enjoy access to top-tier amenities, including a 24-hour concierge, a swimming pool & spa, a well-equipped gym, a residents' lounge/bar, meeting rooms, and a private cinema.



Twelfth Floor

Approximate Gross Internal Area = 96.06 sq m / 1,034 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.

Sarah Gerrett
+44 203 866 2924
sarah.gerrett@knightfrank.com

Knight Frank Battersea & Clapham
346 Queenstown Road
London, SW11 8BY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.