



Switch House East, Battersea Power Station SW11

Switch House East, Battersea SW11

This luxurious three bedroom split-level apartment located in Switch House East,. Situated within the exciting and iconic Battersea Power Station development with Private Parking. The apartment boasts an open plan layout with fully fitted kitchen area and excellently designed storage. The apartment showcases beautiful features including exposed brickwork, floor to ceiling windows allowing lots of natural light, hardwood floors throughout. Residents facilities include a 24 hour concierge, on-site gym, swimming pool and spa, cinema room, games room, meeting room and day brasserie. Battersea Power station also has a wealth of on site amenities including leisure experiences, shops, restaurants, bars, cafe's and a playground.



Guide price: £3,350,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £19,170 per annum, reviewed yearly, next review due 2024

Ground rent: £800 per annum, reviewed yearly, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: G





Location

The property is located directly near Battersea Park and is a short walk away from Queenstown Road and Battersea Park rail stations, running into Waterloo and beyond. As well as a short walk to the new Northern Line extension at Battersea Power Station .

This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area. Families will benefit from the excellent schooling nearby, such as Newton Prep or 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.





A luxurious split-level apartment in Battersea Power Station.



Switch House East, Battersea Power Station, SW11

Approximate Area = 173.9 sq m / 1872 sq ft



Fourth Floor

Fifth Floor

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.

Knight Frank
 Battersea & Riverside
 346 Queenstown Road
 London
 SW11 8BY
knightfrank.co.uk

We would be delighted to tell you more
Sian-Louise Tangney
 020 3866 2938
sianlouise.tangney@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 October 2023. Photographs and videos dated October 2023.
 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.