



**BATTERSEA & NINE ELMS  
ESTATES**

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**BATTERSEA & NINE ELMS  
ESTATES**



## 2 Prospect Way London

A spacious two-bedroom apartment with great storage and situated in the iconic Power Station development. Comprising two spacious double bedrooms, two luxury bathrooms (1 en-suite), an open-plan reception with modern integrated kitchen for entertaining friends and family.

Resident facilities include a 24-hr. concierge service and use of resident facilities including gym. Local amenities include a range of restaurants, bars, cafes, fitness, leisure, health, and beauty offerings. Ideally situated with access to both Battersea underground station (Northern Line) and the Thames Clipper service. Offered unfurnished and available 4th December. Photos of a similar property.

Council Tax Band: Wandsworth F

**£1,119 Per Week**

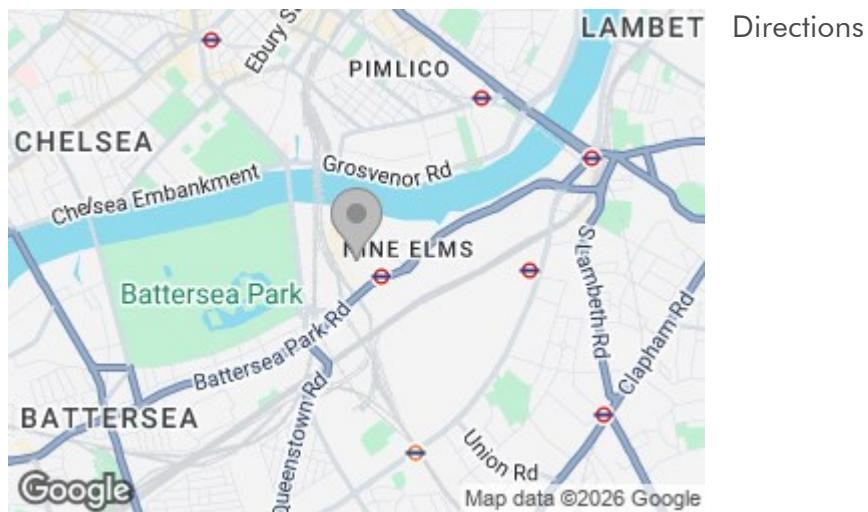
28 Ponton Road, London, SW11 7BA

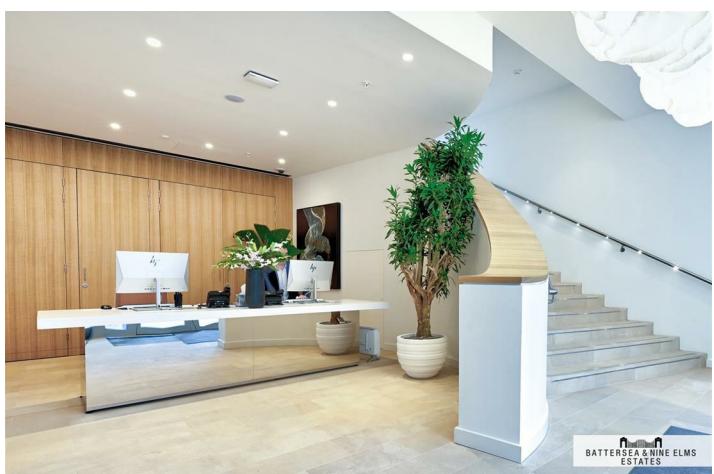
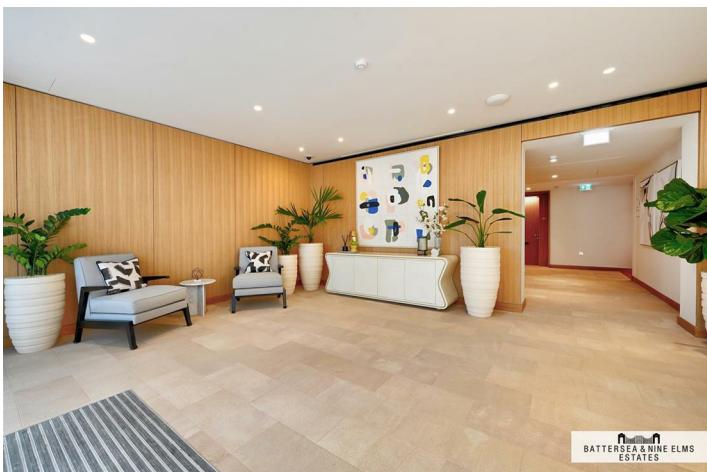
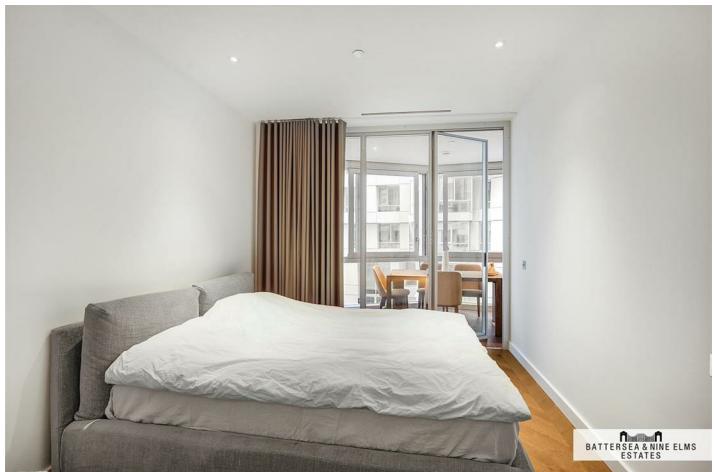
[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

## 2 Prospect Way London



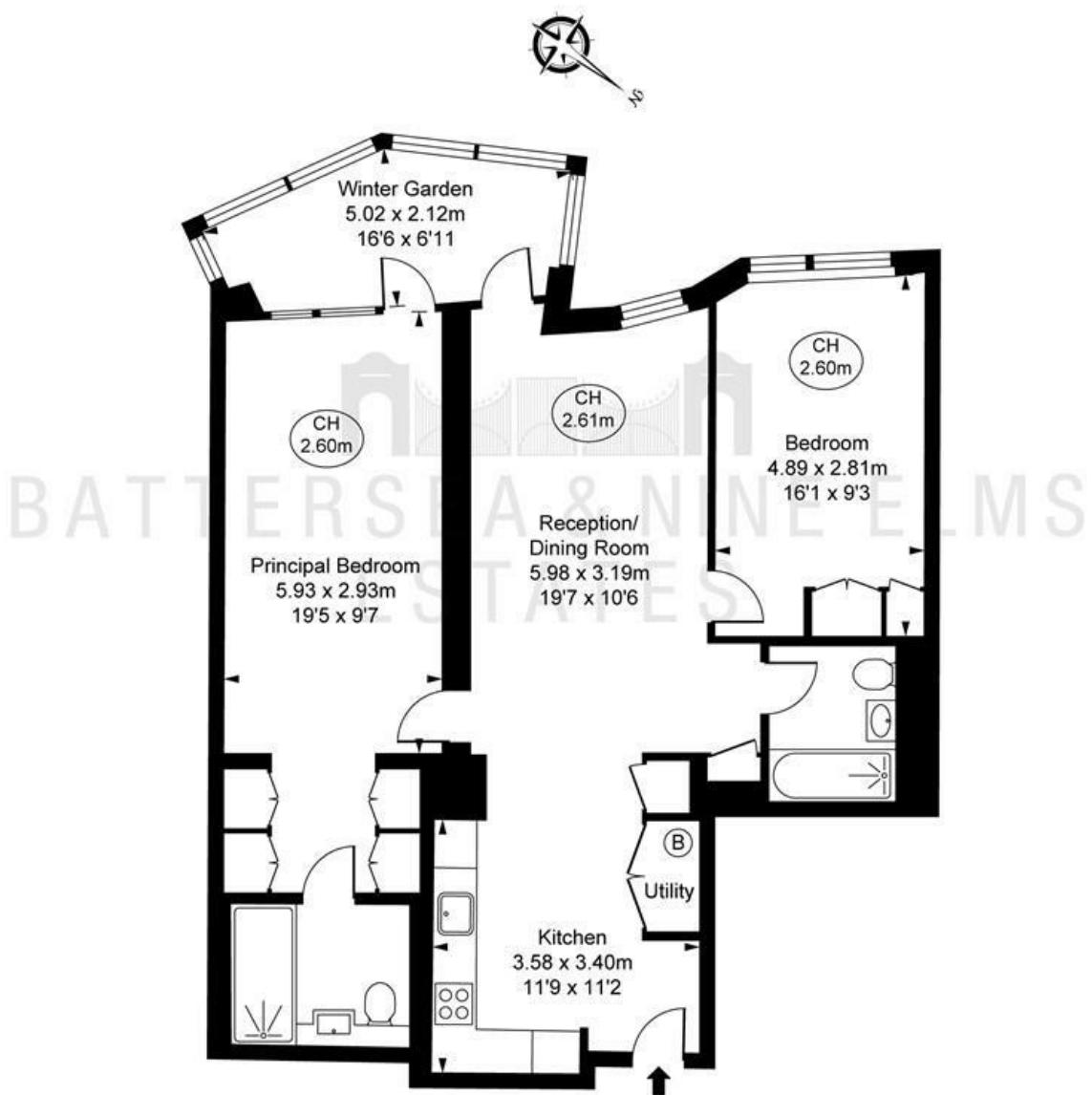
- Two Bedrooms, Two Luxury Bathrooms
- Gym
- Unfurnished
- Variety of restaurants, bars, cafes, fitness, leisure, health, and beauty offerings
- 24hr Concierge
- Access to Battersea Power Station Underground / Thames Clipper Service





## Floor Plan

**Pico House,  
Prospect Way, SW11**  
 Approximate Gross Internal Area  
**91.85 sq m / 989 sq ft**  
 ( Including Winter Garden  
 8.10 sq m / 87 sq ft )  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
 © Fulham Performance

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	