



## 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.

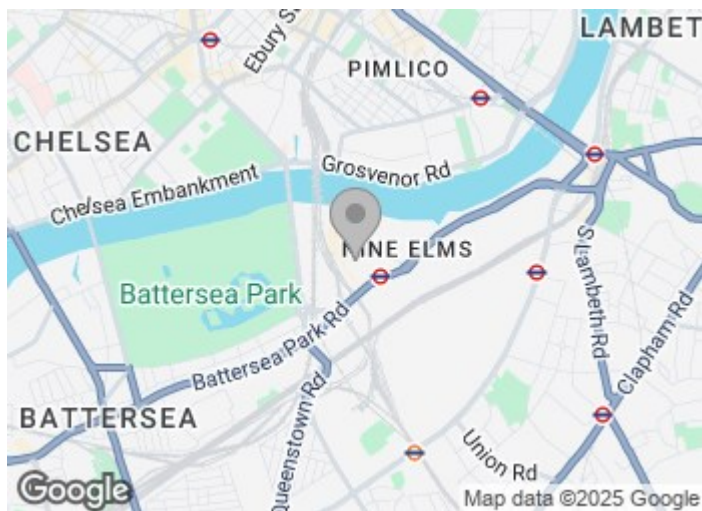
Council Tax Band: Wandsworth F

**£1,215 Per Week**

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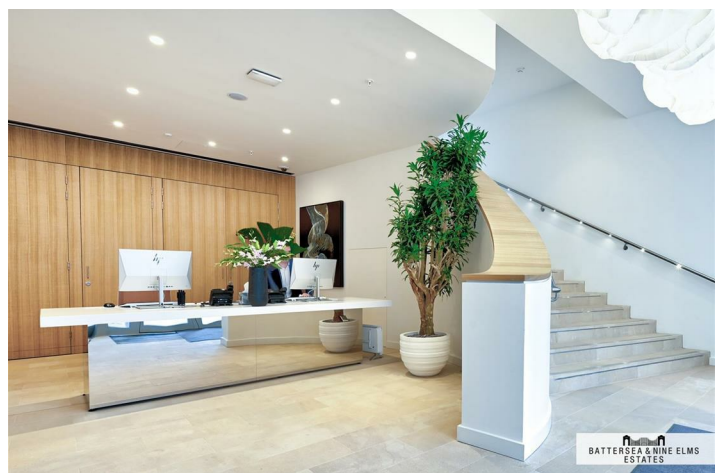
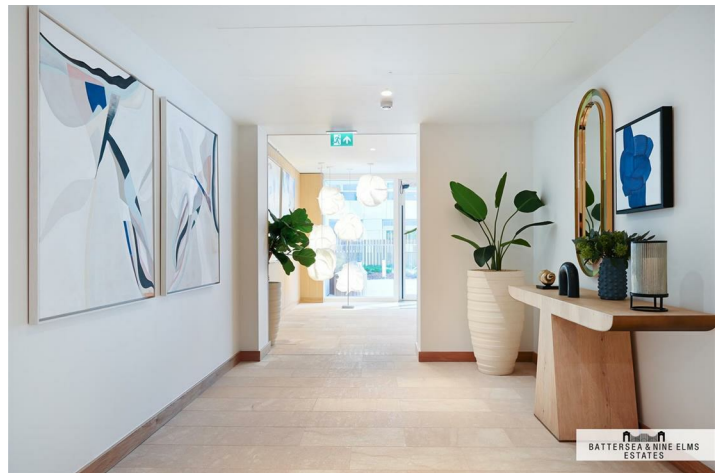
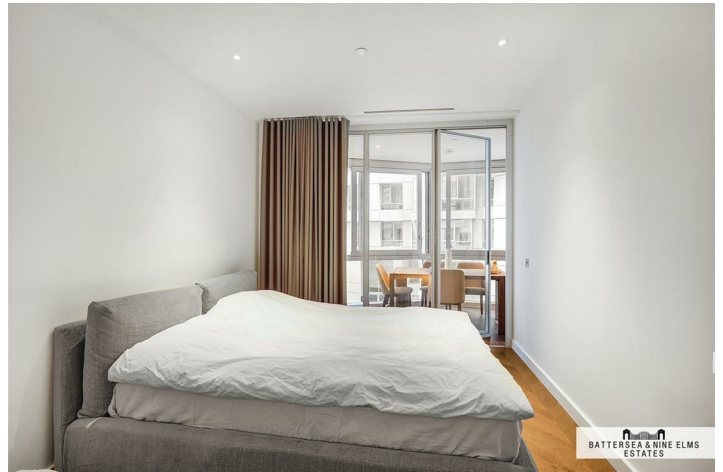


- Two Bedrooms, Two Luxury Bathrooms
- Gym
- Unfurnished
- Variety of restaurants, bars, cafes, fitness, leisure, health, and beauty offerings
- 24hr Concierge
- Access to Battersea Power Station Underground / Thames Clipper Service



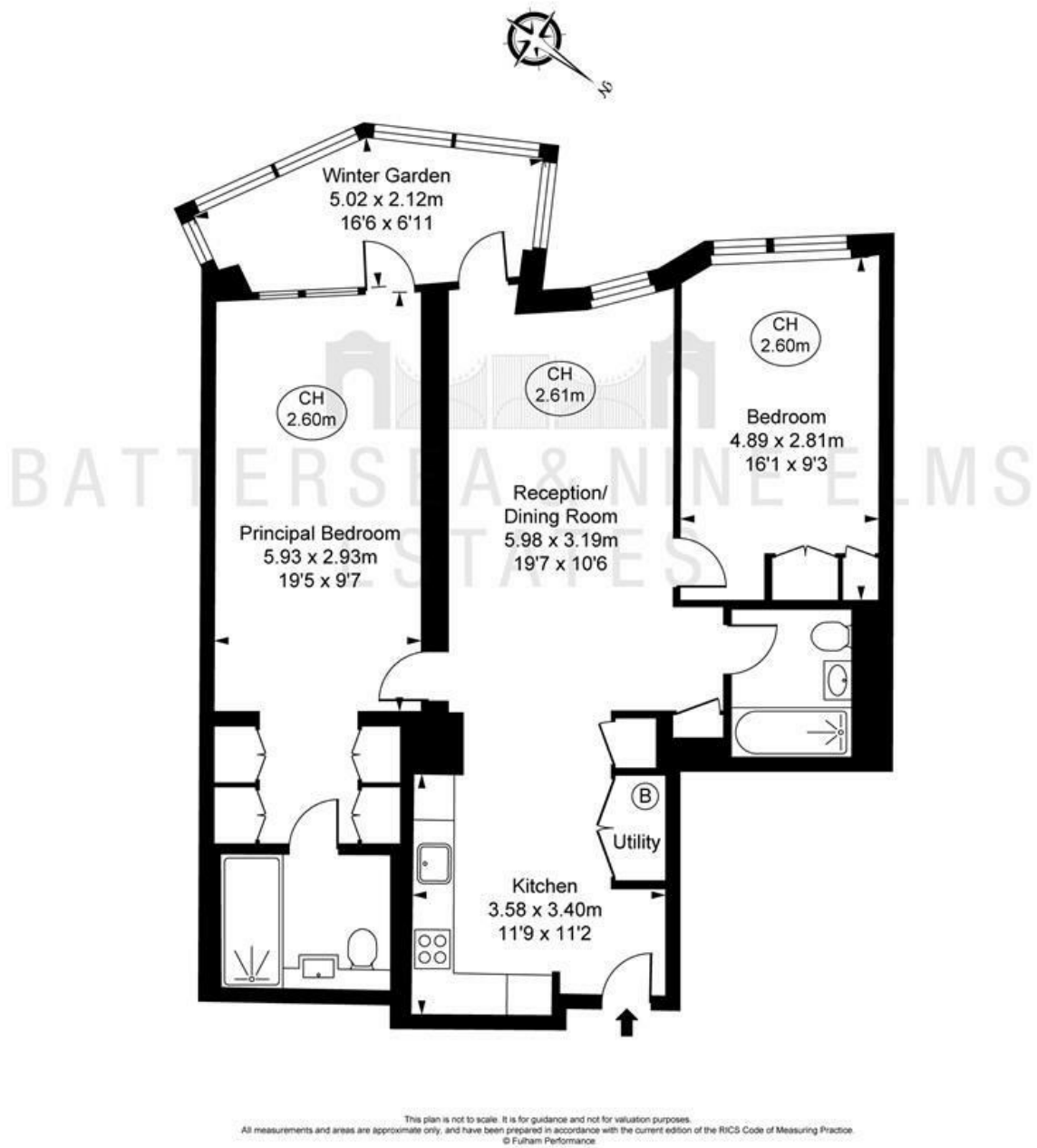
Directions





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 )



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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