

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
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Electric Boulevard London

£2,885 Per Week

This luxurious three-bedroom apartment in Oakley House, part of the iconic Battersea Power Station development, offers 1,913 sq ft of beautifully finished living space, including a striking winter garden. The expansive open-plan kitchen/reception room features premium appliances and floor-to-ceiling windows that fill the home with natural light.

A superb principal suite with dressing room, two additional double bedrooms, elegant bathrooms, and a separate utility room provide exceptional comfort and practicality. Residents enjoy world-class amenities, destination dining, boutique shopping, and excellent transport links via the Northern Line and nearby rail stations.

A rare opportunity to experience sophisticated, contemporary living in one of London's most prestigious new neighbourhoods.

Council Tax Band: Wandsworth

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £2,885 (1 weeks rent, subject to agreed offer)

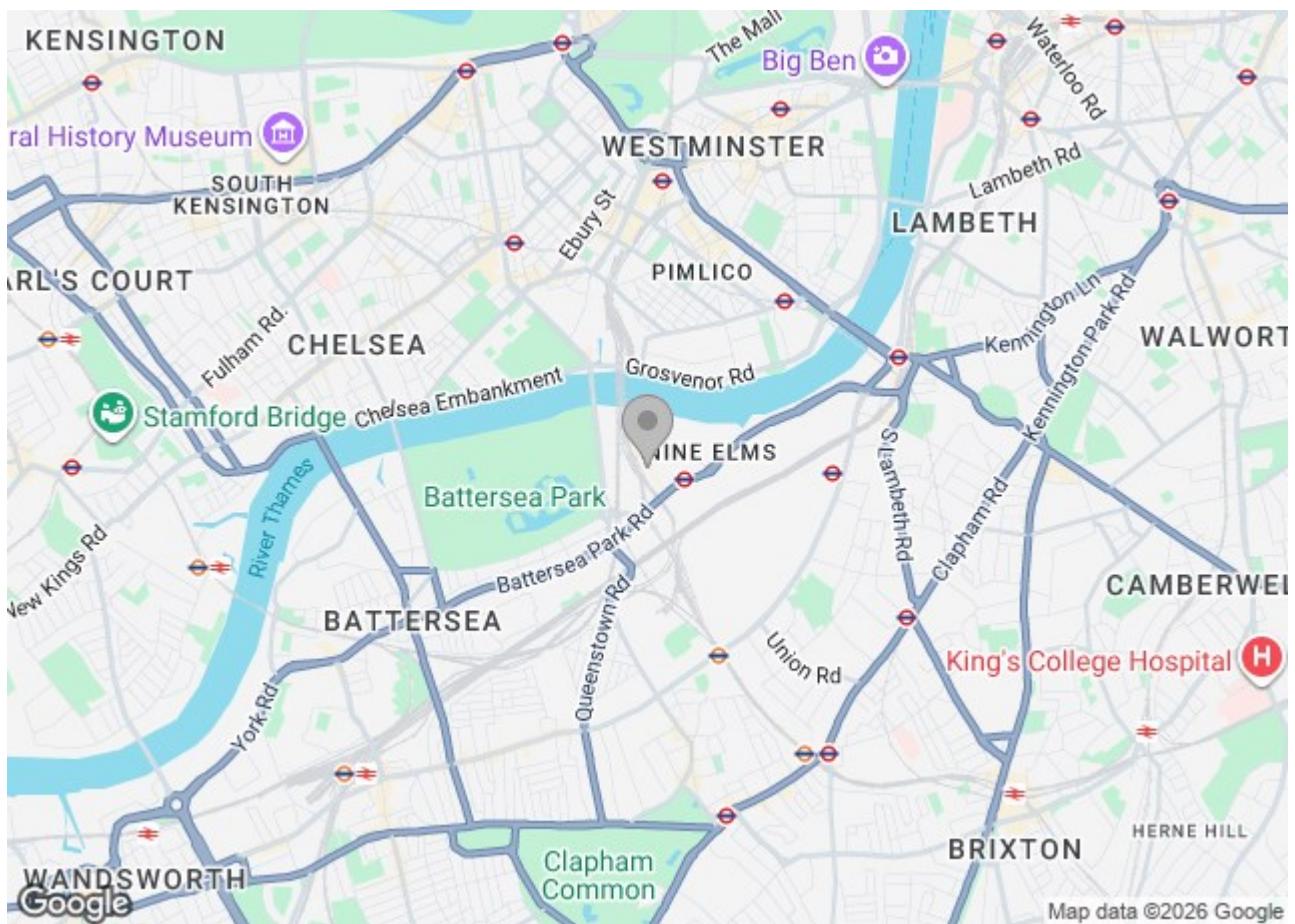
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp

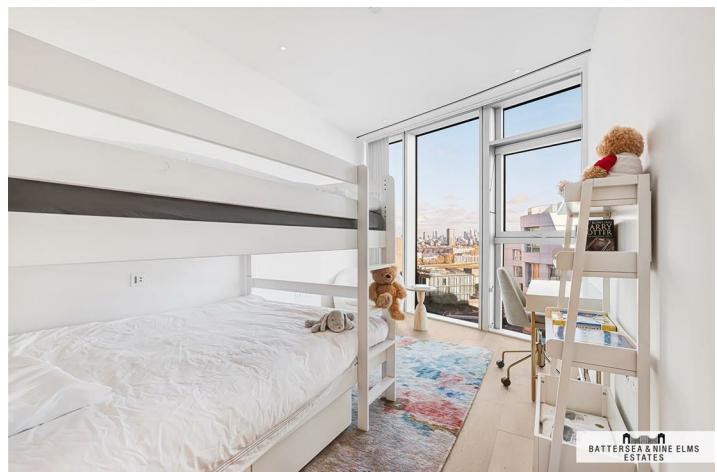
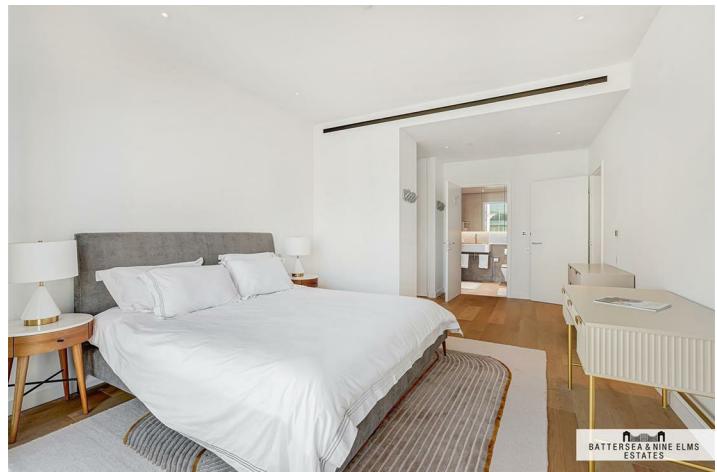
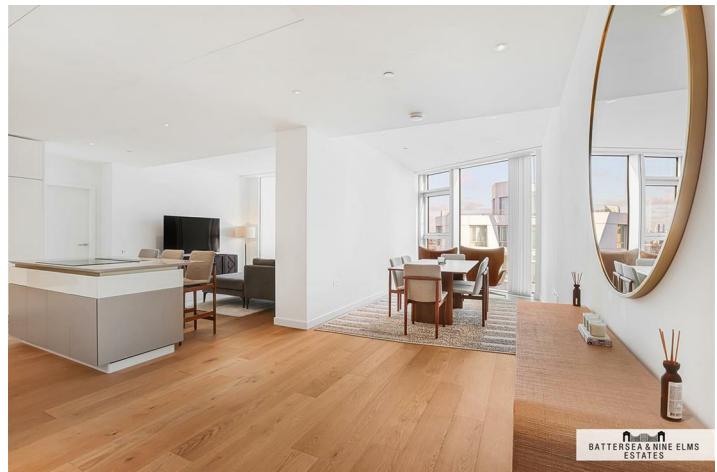
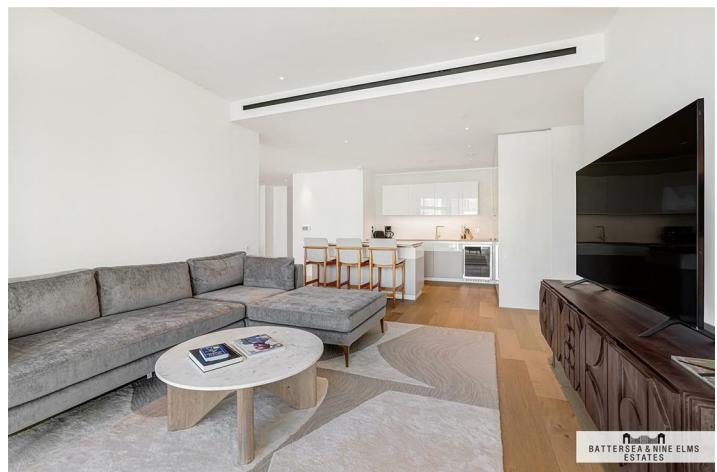
To check broadband and mobile phone coverage please visit Ofcom

28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

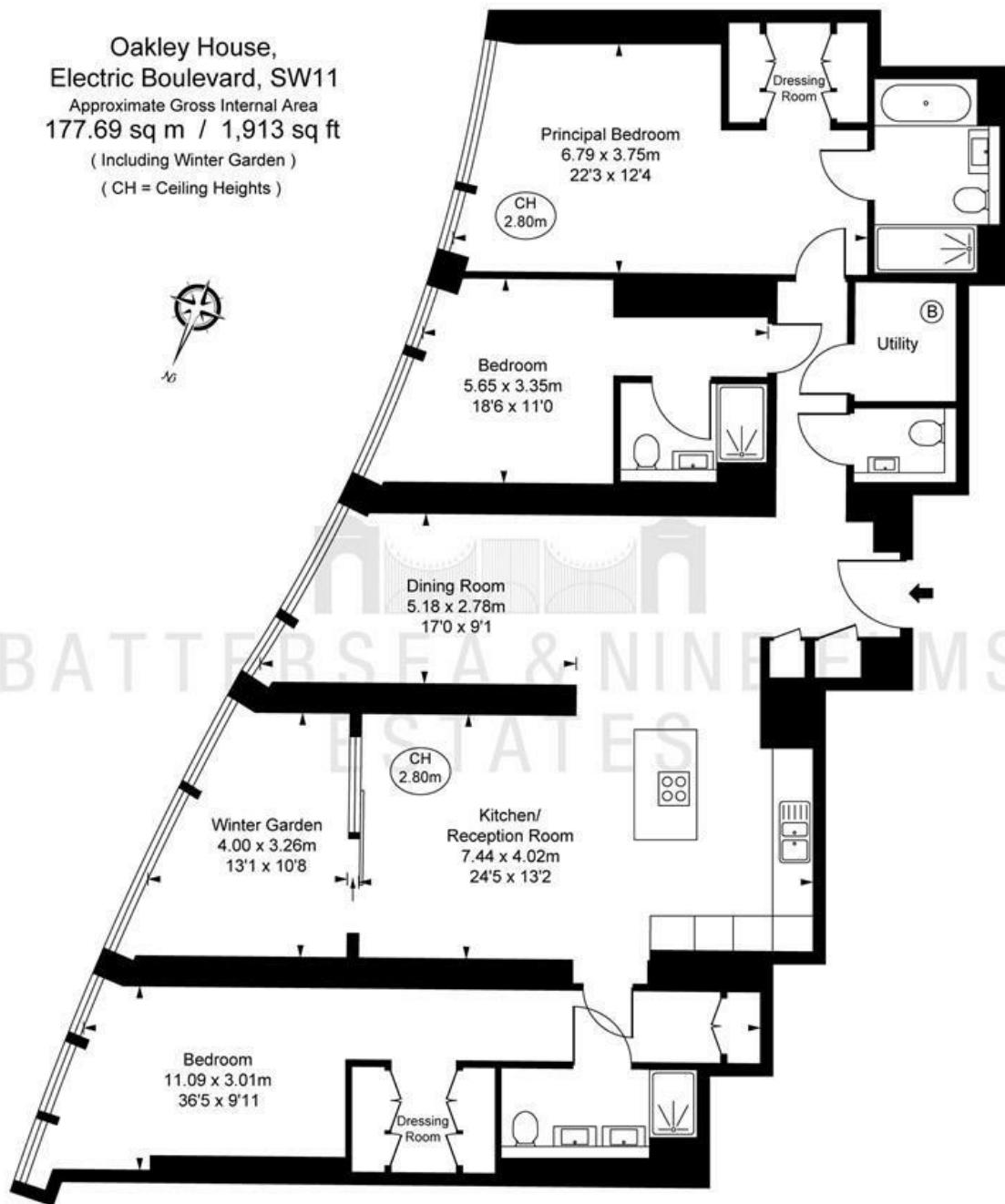
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Floor Plan

Oakley House,
Electric Boulevard, SW11
 Approximate Gross Internal Area
177.69 sq m / 1,913 sq ft
 (Including Winter Garden)
 (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.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		83	83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		