



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



Wilshire House, Battersea Power Station Asking Price £1,250,000

A stunning two bedroom, two bathroom apartment available to rent in the exclusive Battersea Power Station Phase 3.

Featuring parquet style floors and neutral tones, this luxury apartment offers high specification design and finish including underfloor heating and comfort cooling.

Situated in the heart of the iconic development, residents can take advantage of the selection of vibrant shops, restaurants and leisure spaces available to them. The River Thames, Chelsea, Battersea Park and zone 1 tube and rail stations are located close by.

Approx. 985 years remaining on lease

Ground rent amount: Ask Agent

Ground rent review period: Ask Agent

Service charge amount: approx. Ask Agent

Service charge review period: N/A

Council Tax Band: Wandsworth - G

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

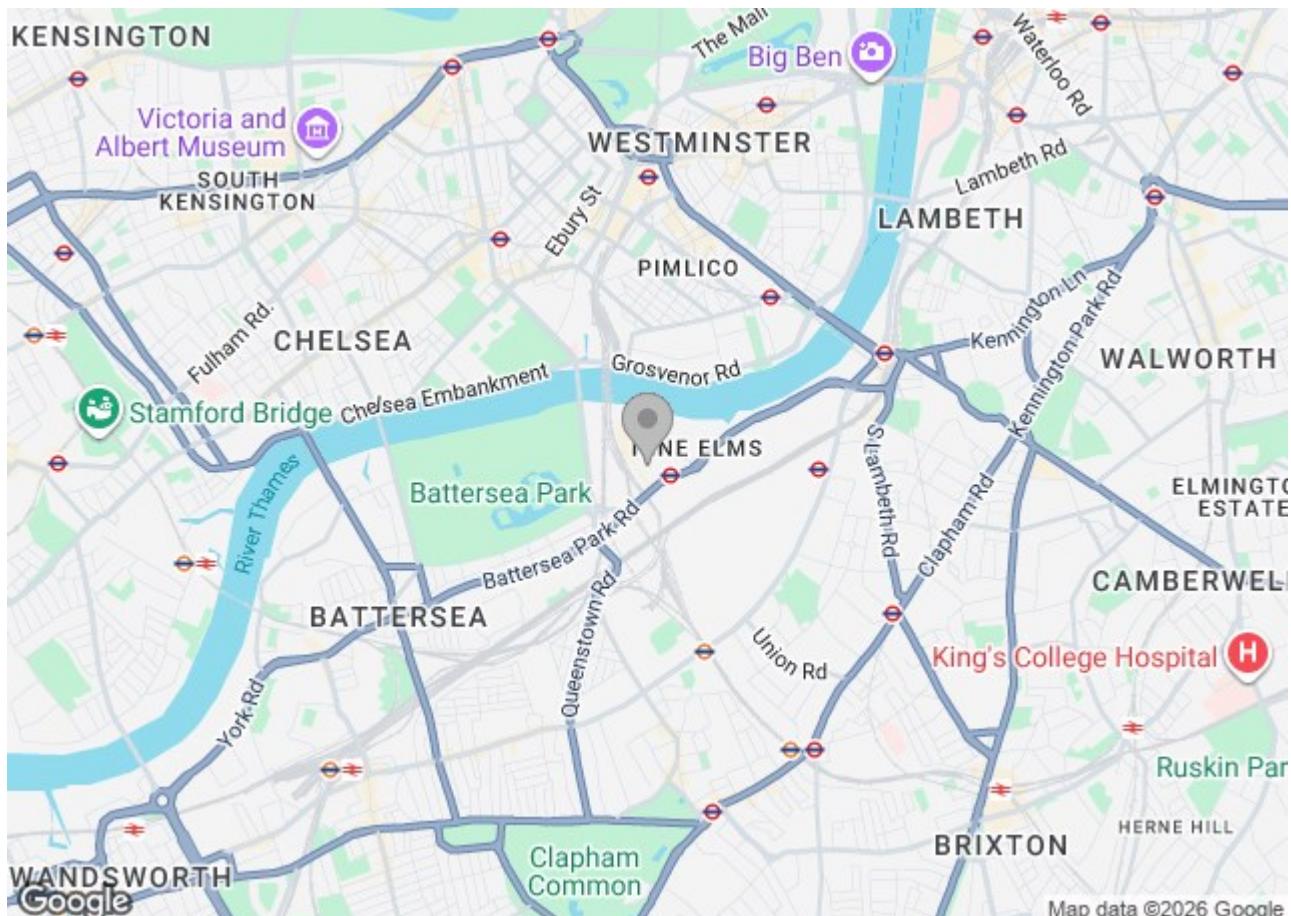
To check broadband and mobile phone coverage please visit Ofcom.

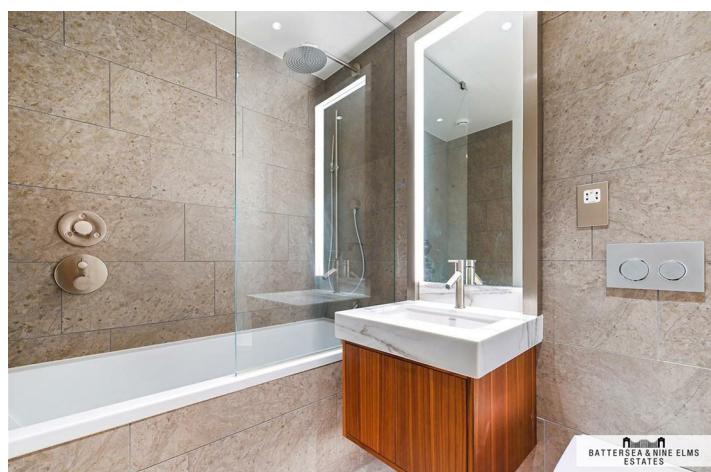
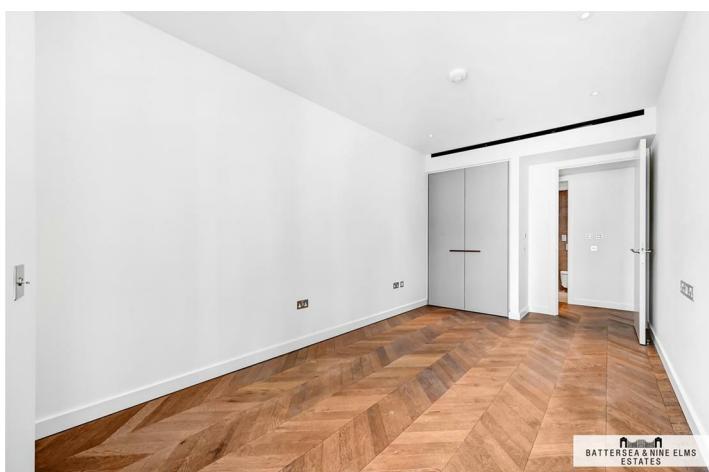
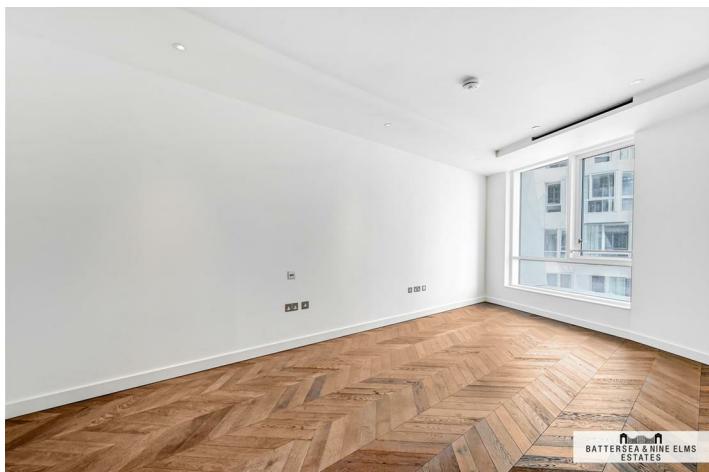
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

2 Prospect Way London



- Two double bedrooms
- Winter Garden
- Two bathrooms (one en suite)
- Short walk to transport links
- 24 Hour concierge
- Residents Gym





Floor Plan



Wilshire House

Net Saleable Area

88.6 sq m / 954 sq ft

Winter Garden

5.9 sq m / 63 sq ft

Total Area Shown On Plan

194.5 sq m / 1,017 sq ft

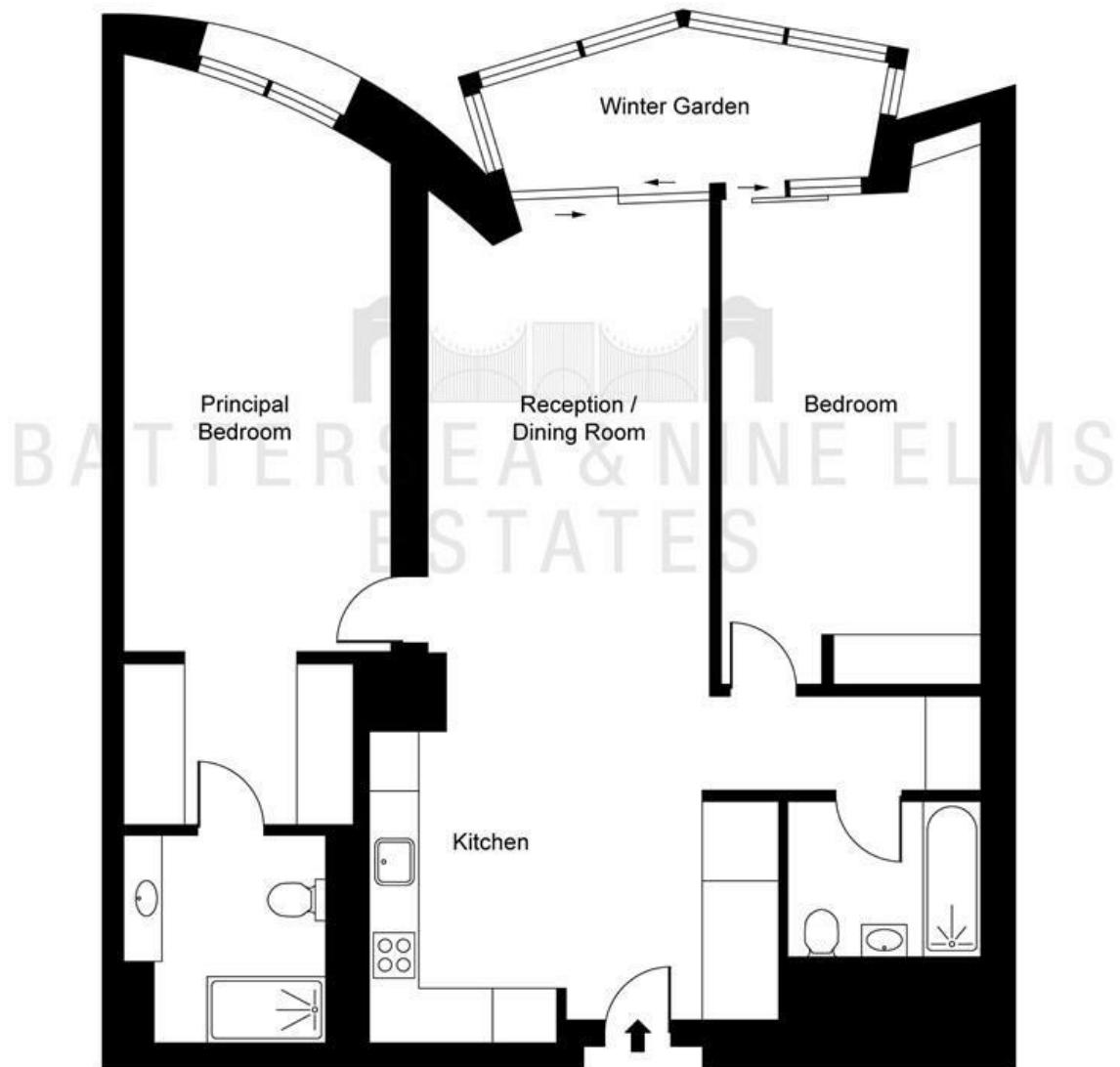


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	82	82
(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	