



2 Prospect Way London

£1,150 Per Week

Set within the sought after phase 3 of the Battersea Power Station development, this spacious two bedroom apartment offers contemporary design and high specification finish.

The property includes a washing machine / dryer, dishwasher, under floor 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.

Council Tax Band: Wandsworth - G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1150 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fibre | No Parking

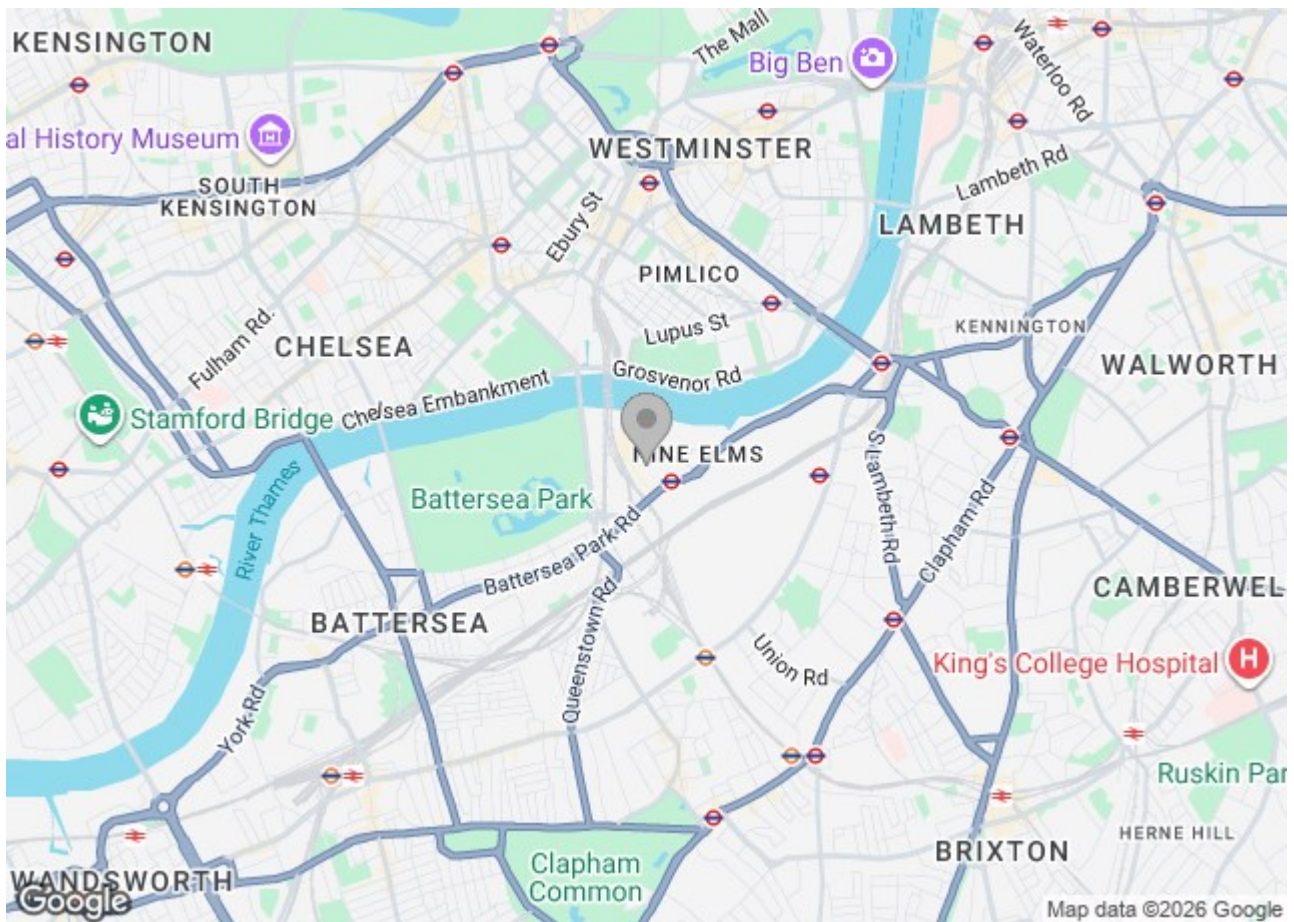
To check broadband and mobile phone coverage please visit Ofcom.

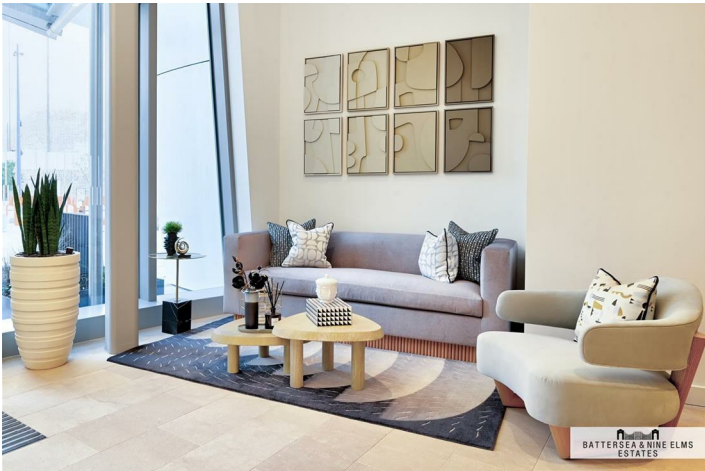
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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- Two double bedrooms
- Two bathrooms (one en suite)
- Over 1,000 sq ft
- Zone 1 transport links





**Gehry Building,
Prospect Place,
Battersea Power Station, SW11**

Net Saleable Area
88.9 sq m / 957 sq ft
Winter Garden
5.5 sq m / 59 sq ft



Total Areas Shown On Plan
94.4 sq m / 1,016 sq ft

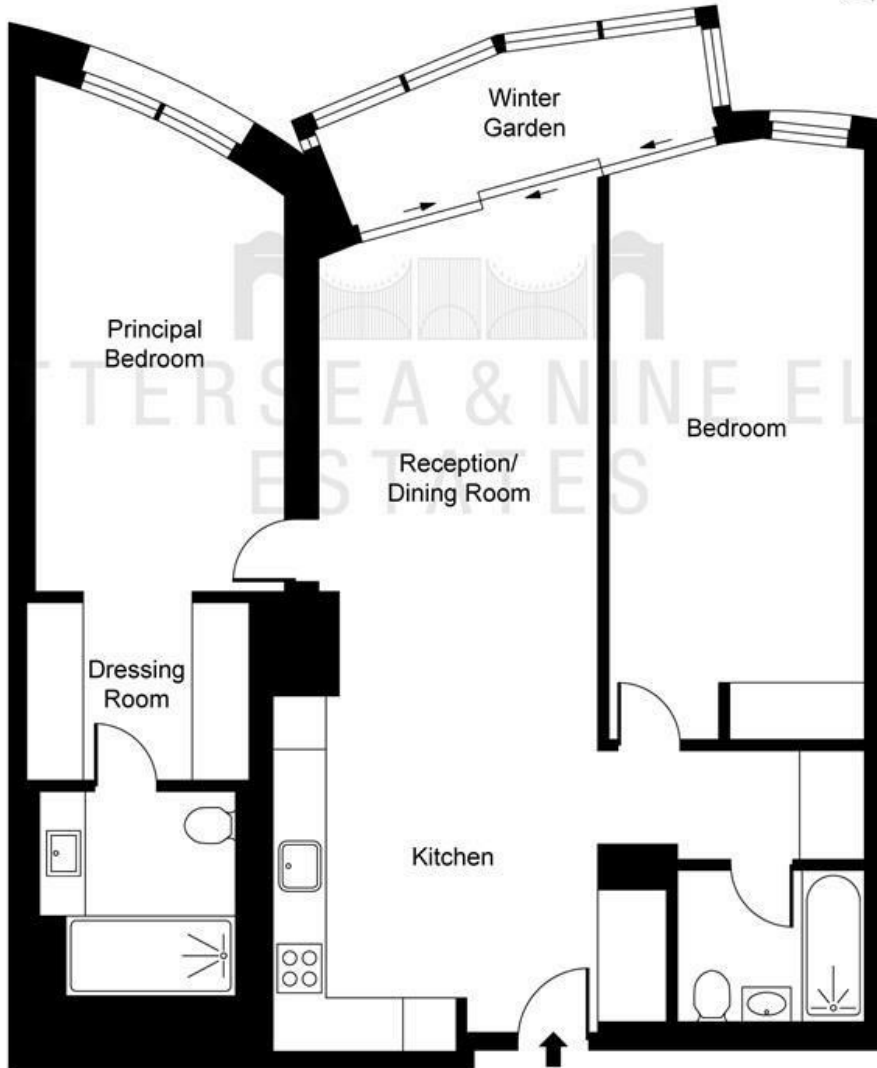


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-81) B
(69-81) C			(57-69) C
(55-69) D			(45-57) D
(39-55) E			(33-45) E
(21-39) F			(21-33) F
(1-21) G			(1-21) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
86	86		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC