



Let **UK** Home

2 Bedrooms

SW11 8DA

Located in London

£5,100 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Koa House, 15 Electric Boulevard, London SW11



Let UK Home are excited to offer two-bedroom apartment in Koa House located in Koa at Electric Boulevard development. Property Reference: LUH 1718

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

Koa House boasts excellent residents facilities including concierge, gym, sky lounge and roof terrace. Furthermore residents can enjoy the array of vibrant shops, restaurants, and leisure spaces available in the Battersea Power Station.

The River Thames, Chelsea, Battersea Park, and Zone 1 tube and rail stations are conveniently located nearby. The Northern Line underground station at Battersea Power Station provides services to the city. Battersea Power Station Pier has riverboat services to the City and Greenwich.

The development boasts proximity to world-class universities including LSE, Imperial College London and King's College London, delivering premium educational resources right on your doorstep.

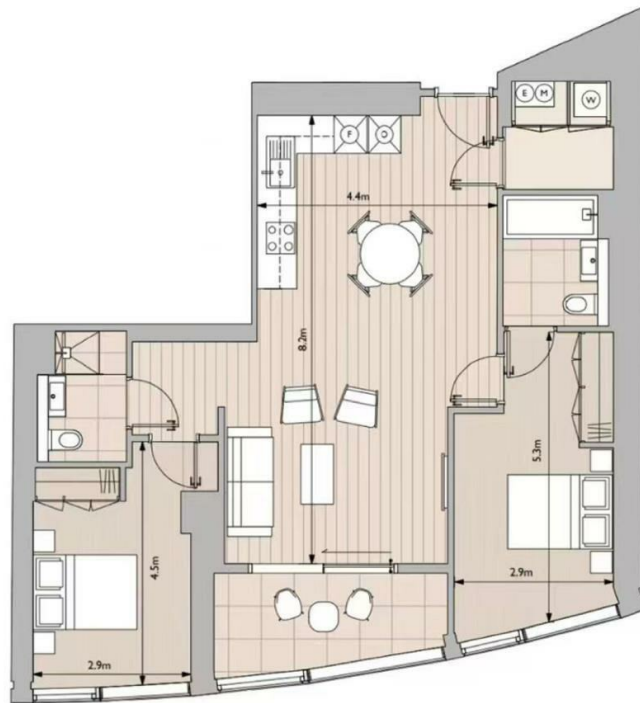
Well-served by a wide array of restaurants with easy takeaway options, plus one of the UK's largest Tesco Express stores nearby to cover all daily essentials. Adjacent to scenic, tranquil Battersea Park, the area offers abundant leisure activities: modern art galleries, mini-golf and a children's zoo, making it a vibrant hub for all lifestyles. Excellent transport links grant effortless access to iconic London spots: Battersea Power Station, Battersea Square, Prince of Wales Drive, the Thames riverside, Sloane Square and Chelsea. The landmark Battersea Power Station sits moments away, home to an exciting selection of new restaurants, bars and independent local shops for residents to enjoy.

- 2nd Floor
- Concierge Service & 24h Security
- The Gym
- Battersea Power Station & Battersea Park
- Virtual Tour Available

- Residents Lounge
- Cinema & Game Room
- Nine Elms
- Close to LSE, IC and KCL
- EPC Rating: B



INTERNAL 890 sq ft / 83 sq m
WINTER GARDEN 77 sq ft / 7 sq m



Core D Level 2



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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