



2 Unit Investment Opportunity





BATTERSEA POWER STATION, London SW11 — Profile

The Power Station houses 254 apartments — a rare collection of Studio & 2 bedroom apartment, set within one of the world's largest brick buildings, following a transformational eight-year restoration designed by WilkinsonEyre.

A Grade II* listed Art Deco landmark by Sir Giles Gilbert Scott, defined by its four restored chimneys and two original turbine halls — with residences styled on the building's own heritage in two signature palettes, Steam and Cloud.

Panoramic views over the River Thames, the six-acre riverside park, Electric Boulevard and the wider skyline, framed through floor-to-ceiling windows, winter gardens and private balconies.

Residents share an 8,500 sq ft private residents' lounge and club house with cinema and private working space, a 2,500 sq ft residents' gymnasium, rooftop gardens, a Sky Lounge with Sunset Bar, and full concierge services — all connected via the private Power Club app.

Central London Location

One of the most accessible locations in London

A short walk from Chelsea and Sloane Square, Battersea Power Station is located moments away from the new US Embassy and with 450 metres of river frontage. It is set to become the centre of the new Nine Elms neighbourhood.



Investment Company SPV - 2 Unit

Property Address	Type	Size (sqft)		Size (sqft)	Sale Price	Package Deal Price
		<u>Internal</u>	<u>External</u>	<u>Total</u>		
17 Switch House West, Circus Road West, Battersea Power Station, London SW8 8BD	Studio	515 Sq Ft		515 Sq Ft	£900,000	£2,900,000 SDLT. -£330,000
903 Oakley House, Battersea Roof Gardens, Electric Boulevard, London SW11 8BJ	2 Bed	1,182 Sq Ft	110 Sq Ft	1,292 Sq Ft	£1,900,000	
Total				1,805 Sq Ft	£2,900,000	£2,570,000

Package Deal Stamp Duty Saving	£330,000
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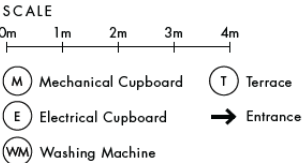
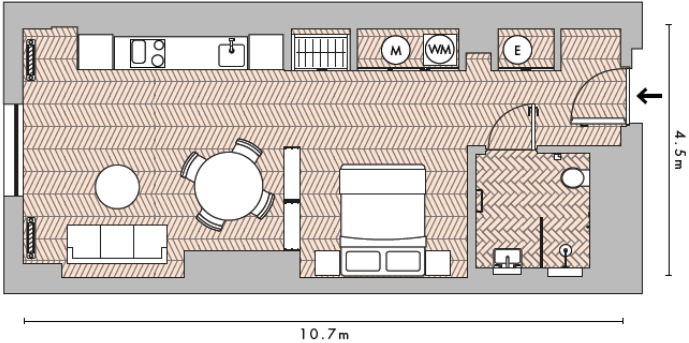




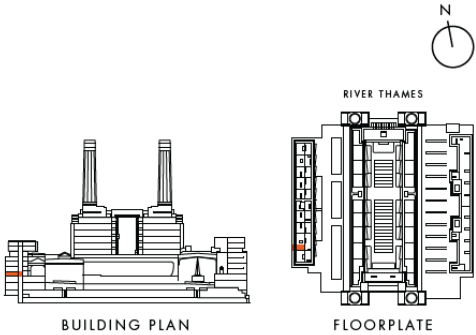
17 Switch House West



SW 2.17
STUDIO, 1 BATH
515sq ft / 48sq m



Any areas, measurements or distances shown in any text or plan are indicative only and are for information purposes only and may be different once actually constructed. Prospective purchasers and others should not rely on any of the drawings contained within this brochure and any marketing materials.



BUILDING PLAN

FLOORPLATE

BATTERSEA ROOF GARDENS CORE 3C

LEVEL 09

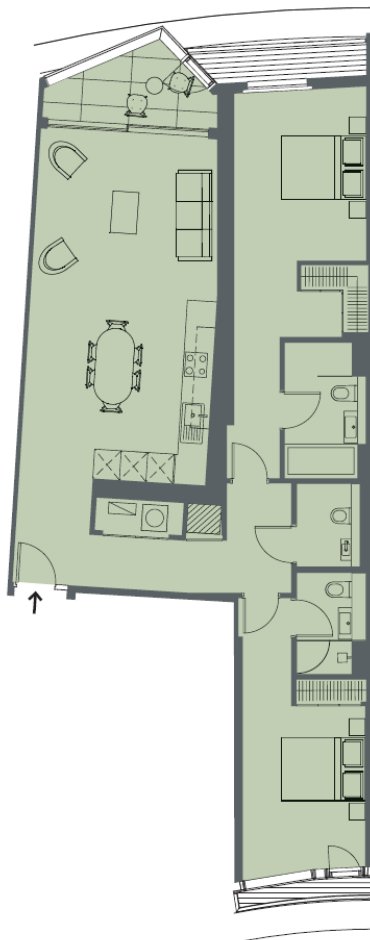
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2 BED, 3 BATH
1,182sq ft / 109.8sq m

WINTER GARDEN & BALCONIES
110sq ft / 10.3sq m

TOTAL AREA
1,292sq ft / 120.1sq m

903 Oakley House



SCALE

0m 1m 2m 3m 4m

	Winter Garden		Electrical Cupboard
	Balconies/Terrace		Tall Kitchen Units
	Wardrobe		Riser Cupboard
	Washer/Dryer		Mechanical Cupboard
	Dryer		Entrance





The apartment comes with great extensive residential amenities they include;

- full concierge service 24/7
- full access to onsite manned security who patrol the site 24/7
- cinema room
- meeting rooms
- function room
- games room
- residential restaurant/ bar
- residential spa, swimming pool and manned fully serviced gym

You also enjoy access to a residential app that gives you straight access to your estate management and what is happening in and around the area to keep you up to date with all events.



The Masterplan

42 Acre Neighbourhood, 25,000 People, 250+ Shops, 1,400 Capacity Event Venue



- PHASE 1** Circus West Village
- PHASE 2** Battersea Power Station
- PHASE 3A** Prospect Place
- PHASE 3A** Battersea Roof Gardens

The neighbourhood is already home to more than 1,000 people and 20 businesses. When the whole 42 acres are complete, there will be more than 250 shops, cafés and restaurants, along with a village hall, community hub, medical centre, hotel and 1,400-capacity event venue.

This vibrant riverside destination is set to be one of the largest retail, leisure, culture and office quarters in London, open and thriving 7 days a week.

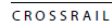
So much so that Apple has leased 500,000 sq ft of space within the Boiler House, making the Power Station its new London campus for up to 3,800 employees.

Offering 17,000 new jobs, Battersea Power Station is fast becoming a real place of opportunity for the local community and beyond. The local economy has already been boosted by the retail and social buzz of Circus West Village – soon to be joined by Electric Boulevard, attracting visitors from all around the world.

Extremely well connected

Just two minutes away sits sprawling 200-acre Battersea Park, with its own zoo, crazy golf course and outdoor adventure playground. The new Zone 1 Northern Line Extension will join the rest of the network at Kennington, providing easy access to the West End, Central London and the City within 10-12 minutes. Battersea Park and Queenstown Road stations are also close by, offering rail links into Victoria and Waterloo.

The MBNA Thames Clippers River Bus offers a new perspective on the delights of the capital. And when it comes to exploring the globe, Heathrow and Gatwick airports are both within easy reach by road and rail.

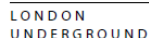


RIVER BUS

The Power Station's new jetty is served by the MBNA Thames Clippers River Bus, carrying passengers along the Thames to the west towards Putney, and to the east to London Bridge and Canary Wharf.



44 mins to Gatwick Airport.
55 mins to London City Airport.
52 mins to Heathrow Airport.
1h 30 mins to Luton Airport.
1h 25 mins to Stansted Airport.



With its new Northern Line Extension in Zone 1, Battersea Power Station will be accessible to 92% of London Underground stations.



BATTERSEA LIKE NEVER SEEN BEFORE

No one knows
Battersea Power Station
like we do



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