



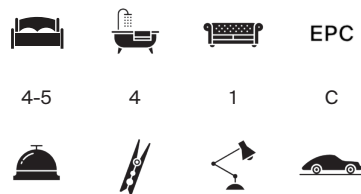
# SWITCH HOUSE EAST,

Battersea SW11



# BRIGHT AND SPACIOUS

Set within the sought-after Battersea Power Station development this exceptional multi-level residence offers contemporary design with generous, thoughtfully arranged living spaces. Further benefitting with a gym, swimming pool, cinema and a secure parking space



Local Authority: London Borough of Wandsworth

Council Tax band: G

Furniture: Furnished

Minimum length of tenancy: 12 months

Deposit amount: £36,000

Available date: Now

**Guide price: £26,000 per calendar month**



## SPREAD ACROSS TWO UPPER FLOORS

This home offers a seamless blend of comfort, versatility and style, ideal for relaxed everyday living.

The property is located directly near Battersea Park and is a short distance away from Queenstown Road and Battersea Park rail stations, running into Waterloo and beyond. As well as moments away from the new Northern Line extension at Battersea Power Station .

This area also proves popular due to its' proximity to the King's Road, Sloane Square and Victoria, either on foot or by the regular bus services serving the area. Families will benefit from the excellent schooling nearby, such as Newton Prep or Thomas's. The immediate area offers a variety of leisure facilities and amenities including the newly opened retail space inside the iconic Battersea Power Station.







The lower level features an expansive open-plan reception and dining area enhanced by impressive volume and natural light, creating a welcoming centrepiece for the home. A well-appointed kitchen with a large island sits just off the main living space, offering both functionality and a sociable layout. This floor also includes a master bedroom with an en-suite bathroom, as well as additional storage and utility areas.

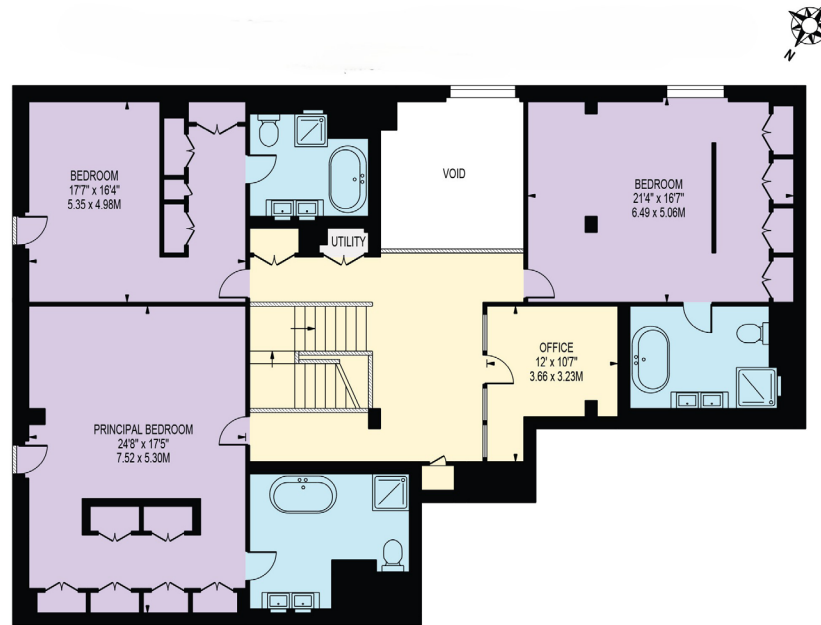


The upper level is dedicated to private accommodation, comprising multiple bedrooms, each with access to its own bathroom. The principal suite includes a generous dressing area and a luxurious en-suite, while the remaining bedrooms provide flexibility for guests, family, or home-working needs. Further cloakrooms, storage spaces and a second utility area enhance the practicality of the layout.

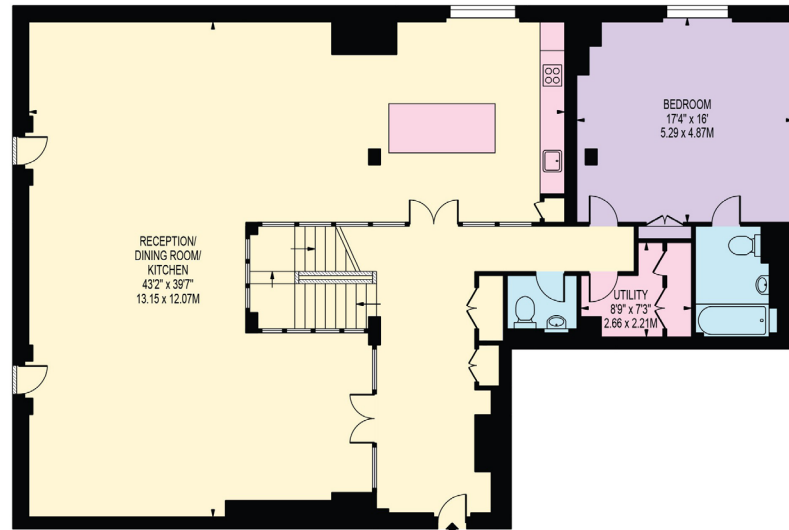








FIFTH FLOOR



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Approximate Gross Internal Area = 365.33 sq m / 3932 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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