



Pico House, Battersea Power Station, London

Asking Price £1,100,000

Situated within Pico House at the iconic Battersea Power Station development, this exceptional two-bedroom apartment offers elevated contemporary living in one of London's most sought-after riverside destinations.

The apartment benefits from impressive views towards the historic Battersea Power Station, creating a striking backdrop from both the living space and private outdoor area. Floor-to-ceiling windows maximise natural light throughout, while the high-floor position provides a wonderful sense of openness and privacy.

Finished to an exceptional standard, the apartment features a spacious open-plan reception and kitchen area with premium integrated appliances, two well-proportioned bedrooms with fitted storage, and elegant modern bathrooms designed with high-quality materials and refined detailing.

Residents of Pico House enjoy access to world-class amenities within Battersea Power Station, including concierge services, residents' lounges, fitness facilities, swimming pool, health spa, cinema, landscaped gardens, and an unrivalled selection of restaurants, cafés, shops, and leisure spaces moments from the doorstep. Excellent transport connections via the Northern Line extension and riverboat services provide quick access across Central London.

A superb opportunity to experience luxury living within London's most transformative regeneration development.



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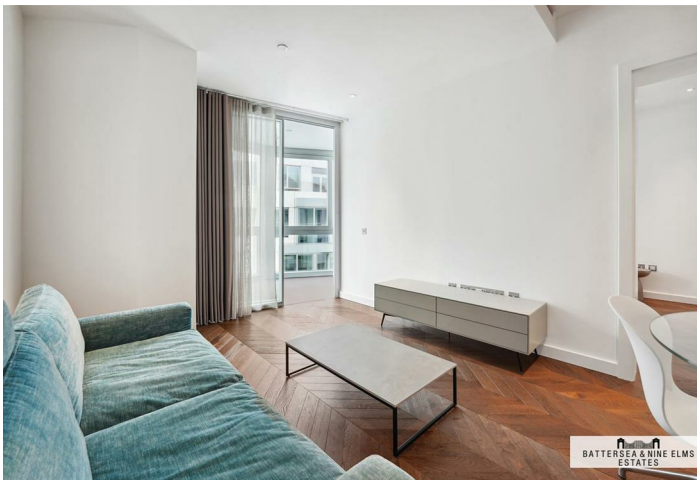
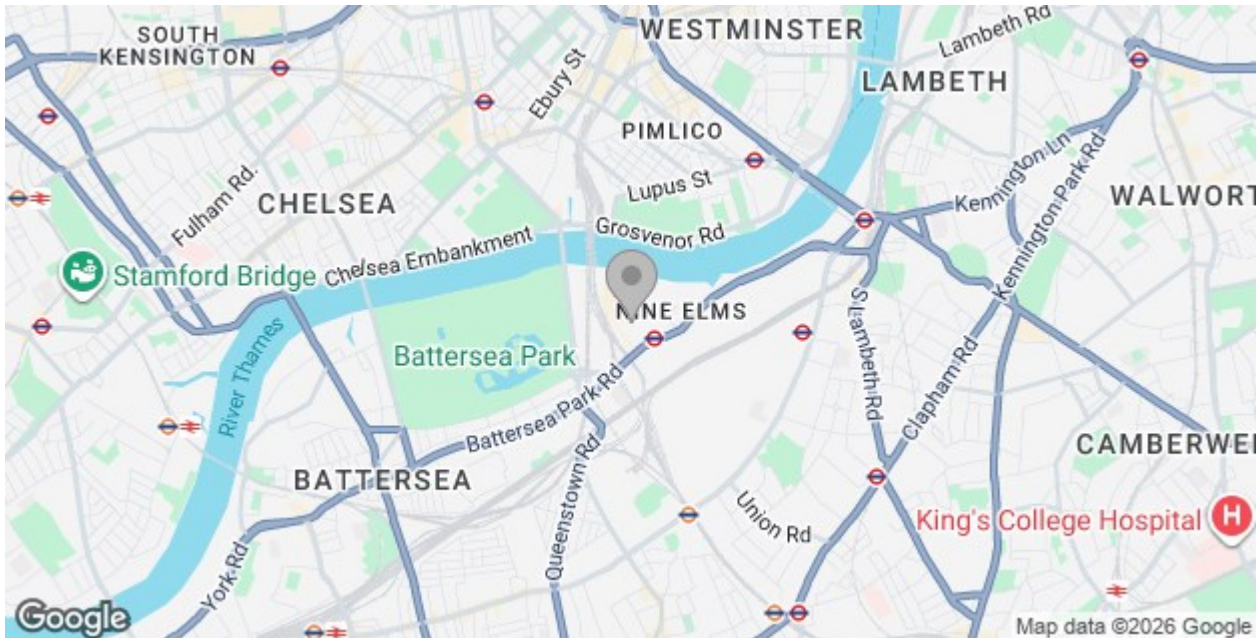


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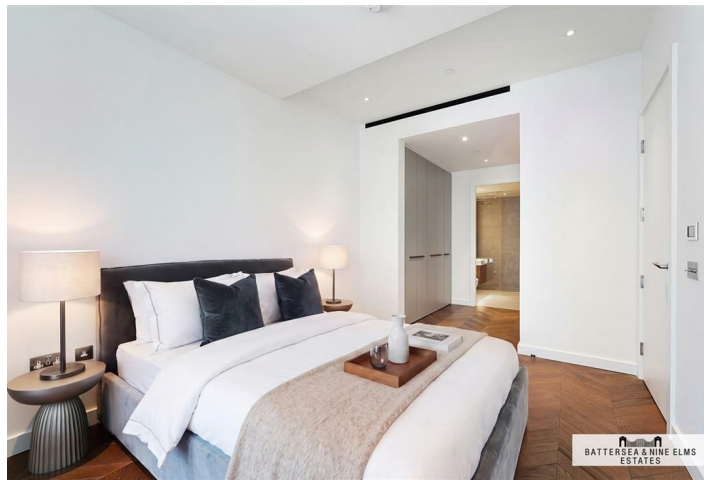


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- Two double bedrooms
- Excellent transport links
- Residents' gymnasium
- Two bathrooms (one en suite)
- Icon riverside development
- 24 hour concierge
- Comfort cooling & underfloor heating



BATTERSEA & NINE ELMS
ESTATES



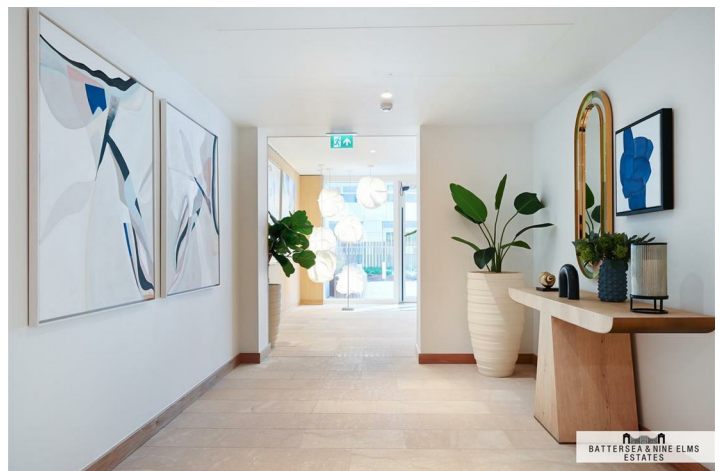
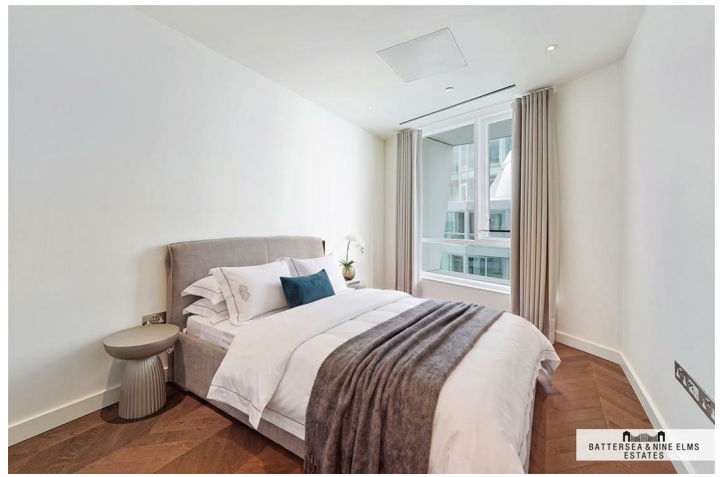
BATTERSEA & NINE ELMS
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Pico House,
Prospect Way, SW11

Net Saleable Area
76.8 sq m / 827 sq ft
Winter Garden
6.1 sq m / 65 sq ft

Total Areas Shown On Plan
82.9 sq m / 892 sq ft

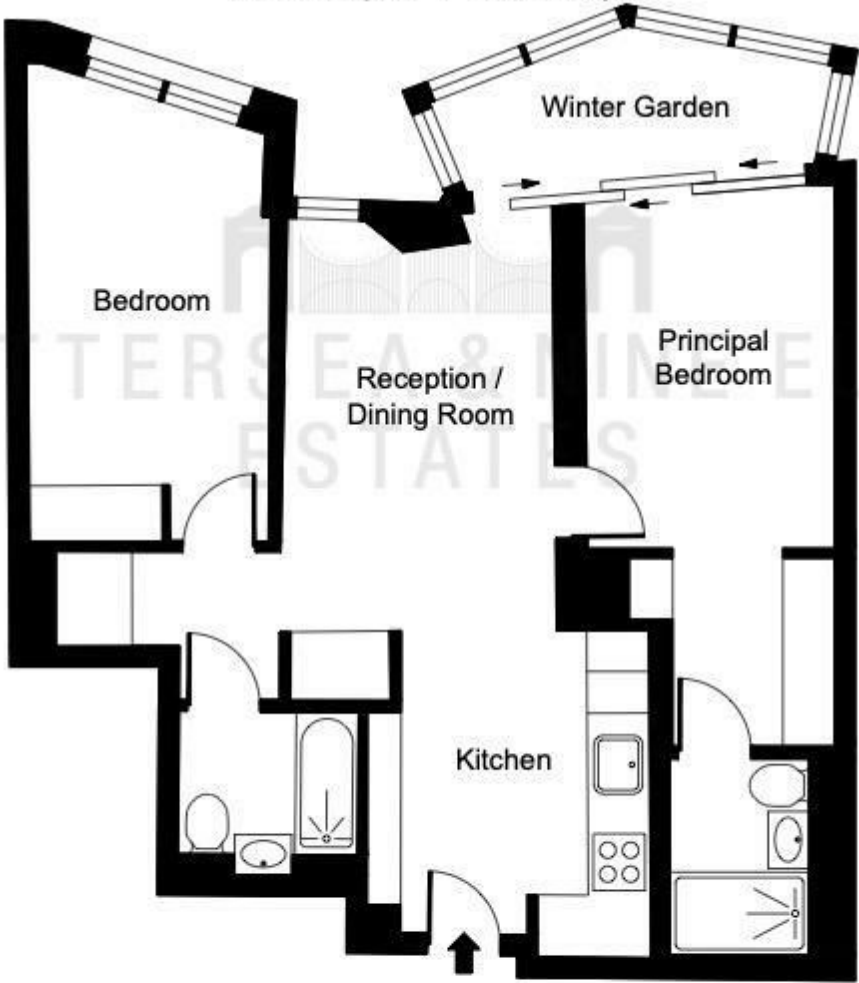


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	