



Fitzroy House, Prince of Wales Drive, SW11

Asking Price £2,200,000

An exceptional three-bedroom apartment extending to approximately 1,547 sq ft (143.73 sq m) in Fitzroy House part of the prestigious Prince of Wales Drive development in Battersea by Berkeley Homes.

Beautifully presented throughout, the apartment offers superb lateral living space, generous proportions and an abundance of natural light. At its heart is an impressive open-plan kitchen, reception and dining room, with floor-to-ceiling glazing opening onto a private balcony overlooking the landscaped gardens.

The contemporary kitchen is finished to a high specification, with a substantial island, stone worktops, extensive fitted cabinetry and integrated Miele appliances. Herringbone timber flooring and an elegant neutral palette create a sophisticated contemporary feel throughout.

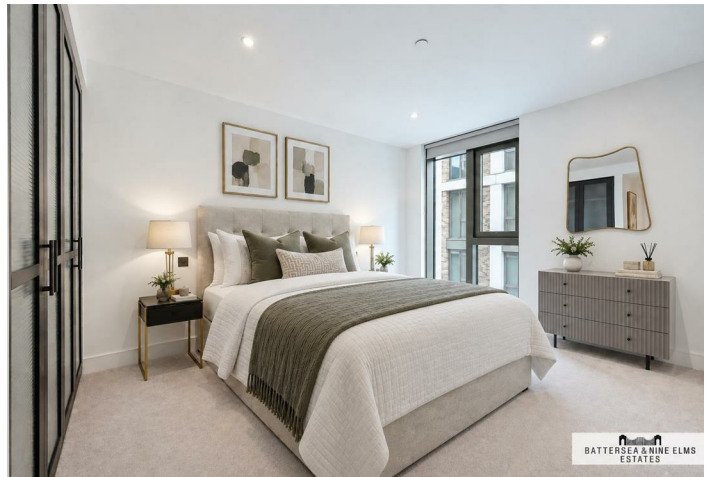
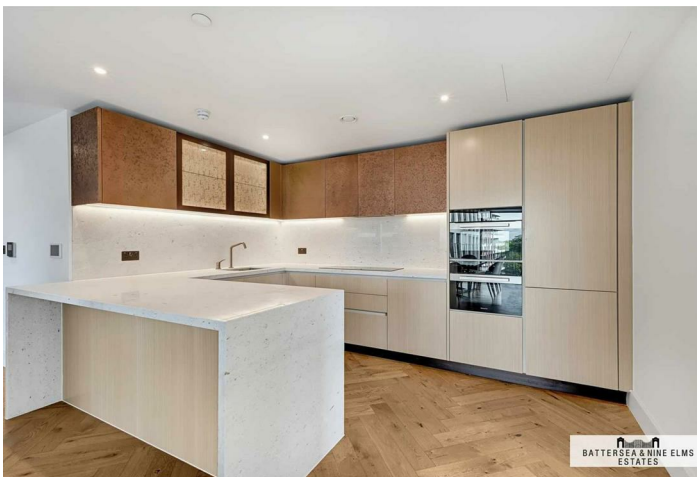
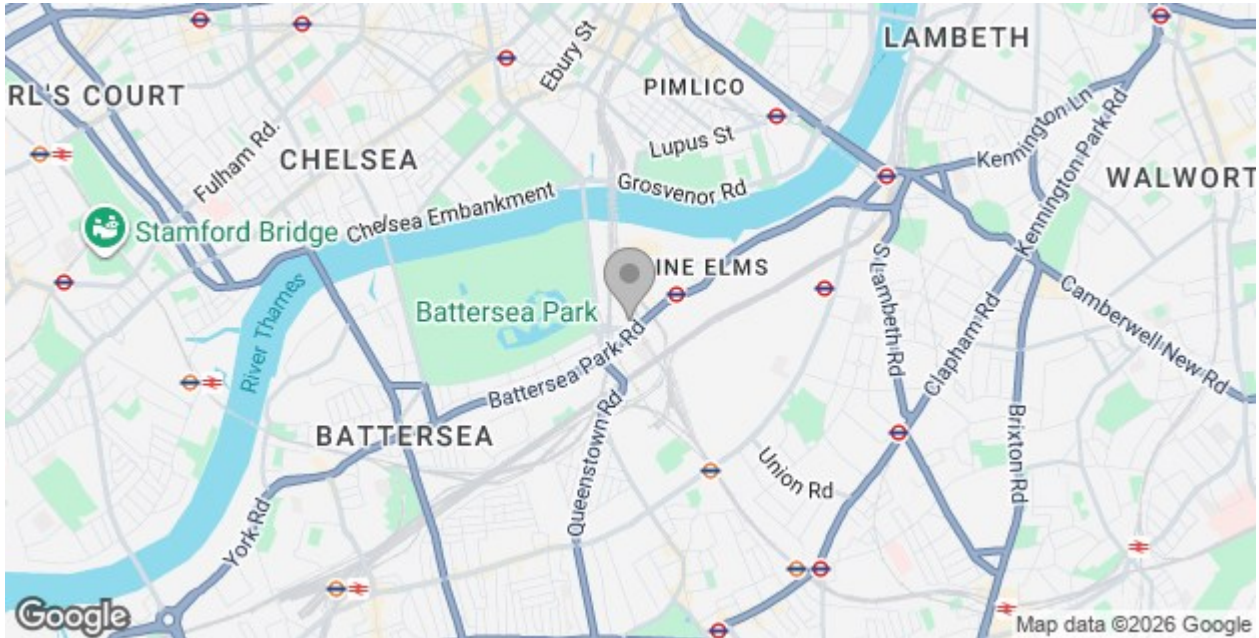
The principal bedroom suite benefits from extensive fitted wardrobes, a beautifully appointed en-suite bathroom and access to a second private balcony. Two further generous double bedrooms with fitted storage, two additional bathrooms, a guest cloakroom and excellent storage complete the accommodation.

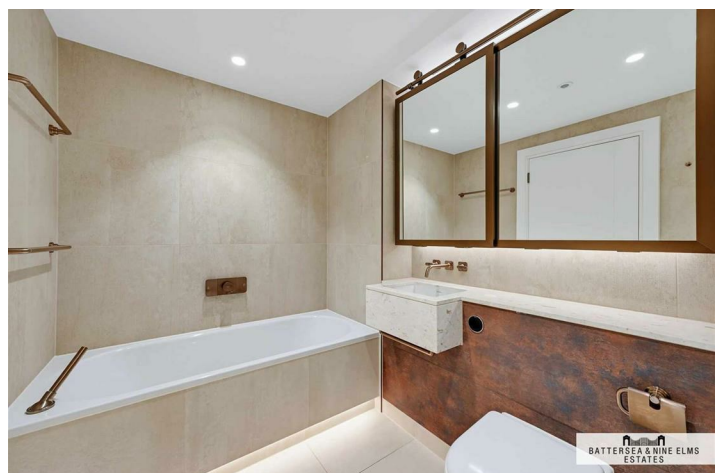
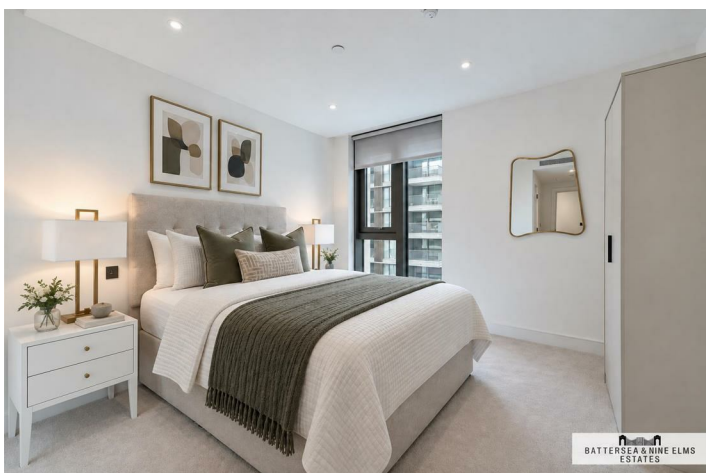
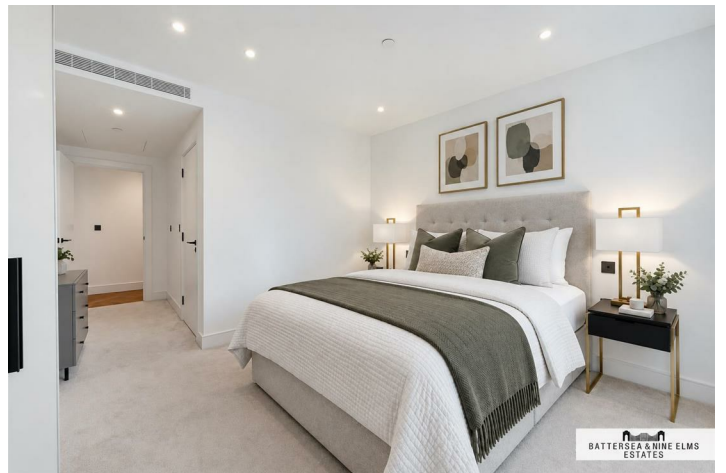
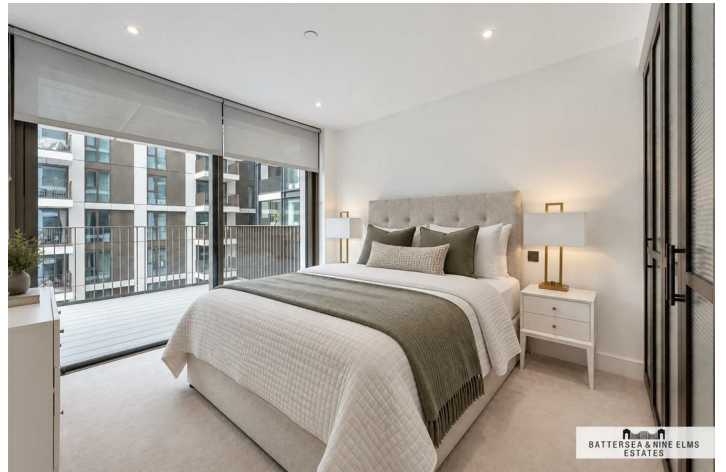
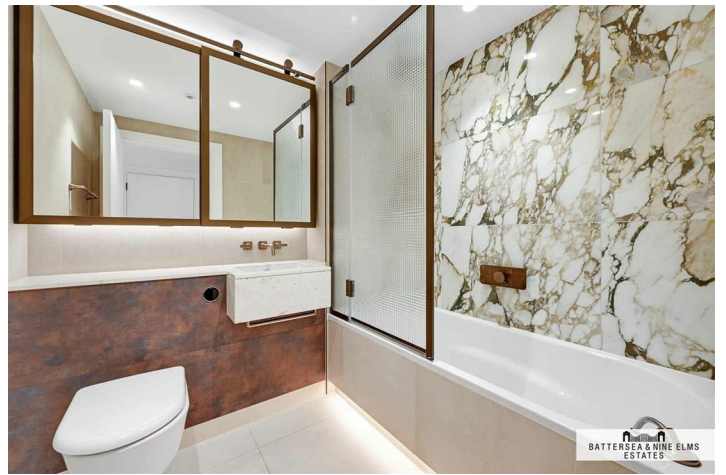
Residents of Prince of Wales Drive enjoy an exceptional range of amenities, including 24-hour concierge, 17m swimming pool, vitality pool, spa with sauna and steam room, gym and residents' roof terrace. The development also offers the 1882 Club, with residents' lounge, cinema, screening and games areas, music room, library and flexible workspaces.

Ideally positioned moments from Battersea Park and close to the restaurants, shops and amenities of Battersea Power Station, with excellent transport connections into central London.

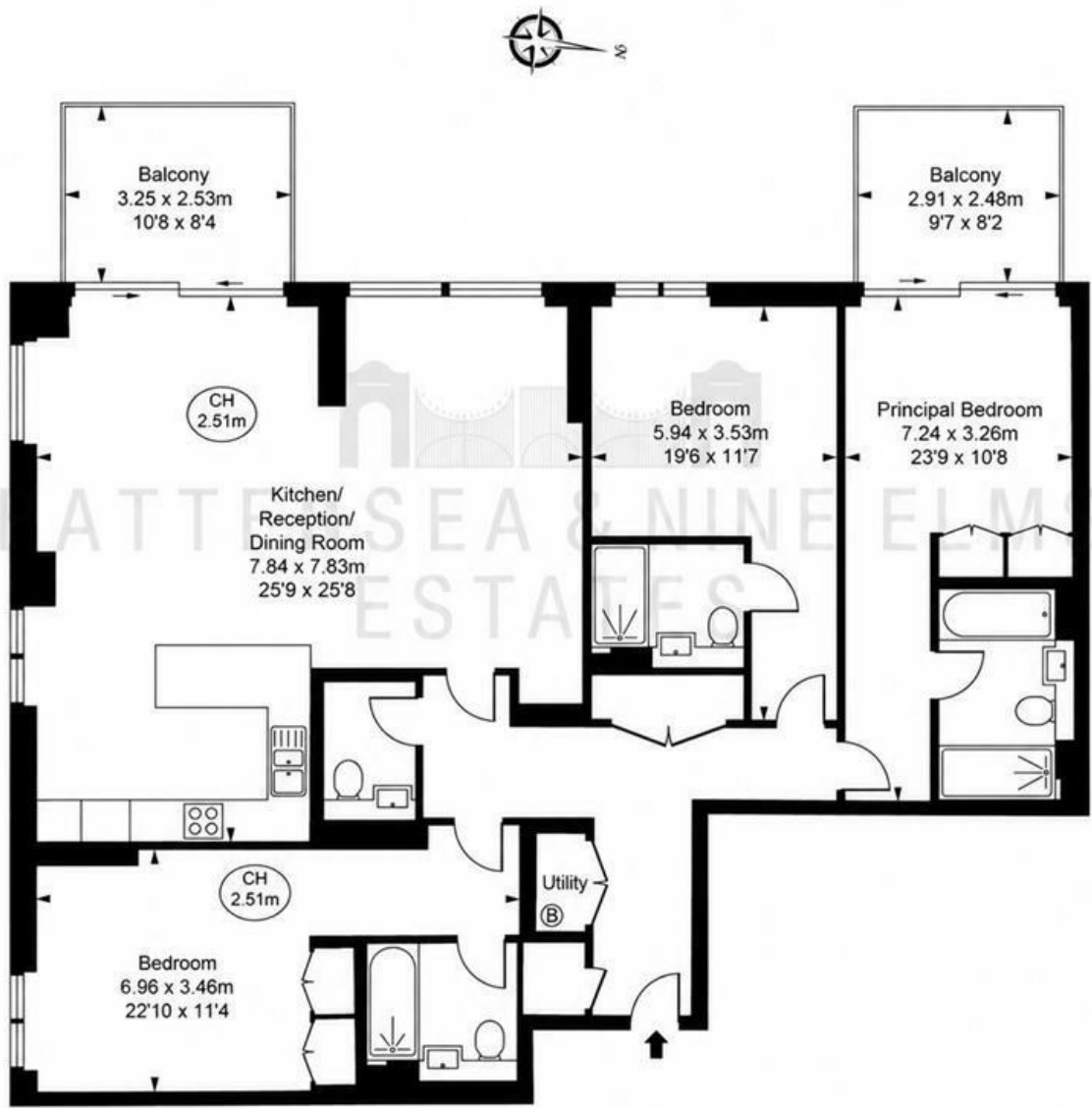


- Three-bedroom apartment in prestigious Fitzroy House
- Two private balconies overlooking the landscaped development
- 17m swimming pool, vitality pool, spa, sauna and steam room
- Moments from Battersea Park and Battersea Power Station
- Approximately 1,547 sq ft (143.73 sq m) of lateral accommodation
- Three generous double bedrooms and three bathrooms
- Gym, residents' roof terrace and 24-hour concierge
- Expansive open-plan kitchen, reception and dining space
- High-specification kitchen with integrated Miele appliances
- 1882 Club with cinema, lounge, games, music and workspaces





Fitzroy House,
Prince of Wales Drive, SW11
Approximate Gross Internal Area
143.73 sq m / 1,547 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

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 firms 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		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	