

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



Switch House West London

£3,692 Per Week

A rare opportunity to rent a beautifully appointed three bedroom, river-facing apartment in the highly sought-after Switch House West, Battersea Power Station.

Extending to approximately 1,925 sq ft, this exceptional home offers a generous open-plan kitchen, dining and reception room with exposed brickwork, integrated Miele appliances ideal for both everyday living and entertaining with impressive views of the River Thames,

The principal bedroom features built-in wardrobes and a luxurious en-suite bathroom with statement freestanding bath, complemented by two further well-proportioned double bedrooms both with their own contemporary bathrooms.

Residents benefit from 24-hour concierge, landscaped communal gardens, residents' lounges and access to The Spring gym and spa, all set within one of London's most iconic riverside developments.

Council Tax Band: Wandsworth

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit : £3,692 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water& heating – Mains | Internet: Ftp

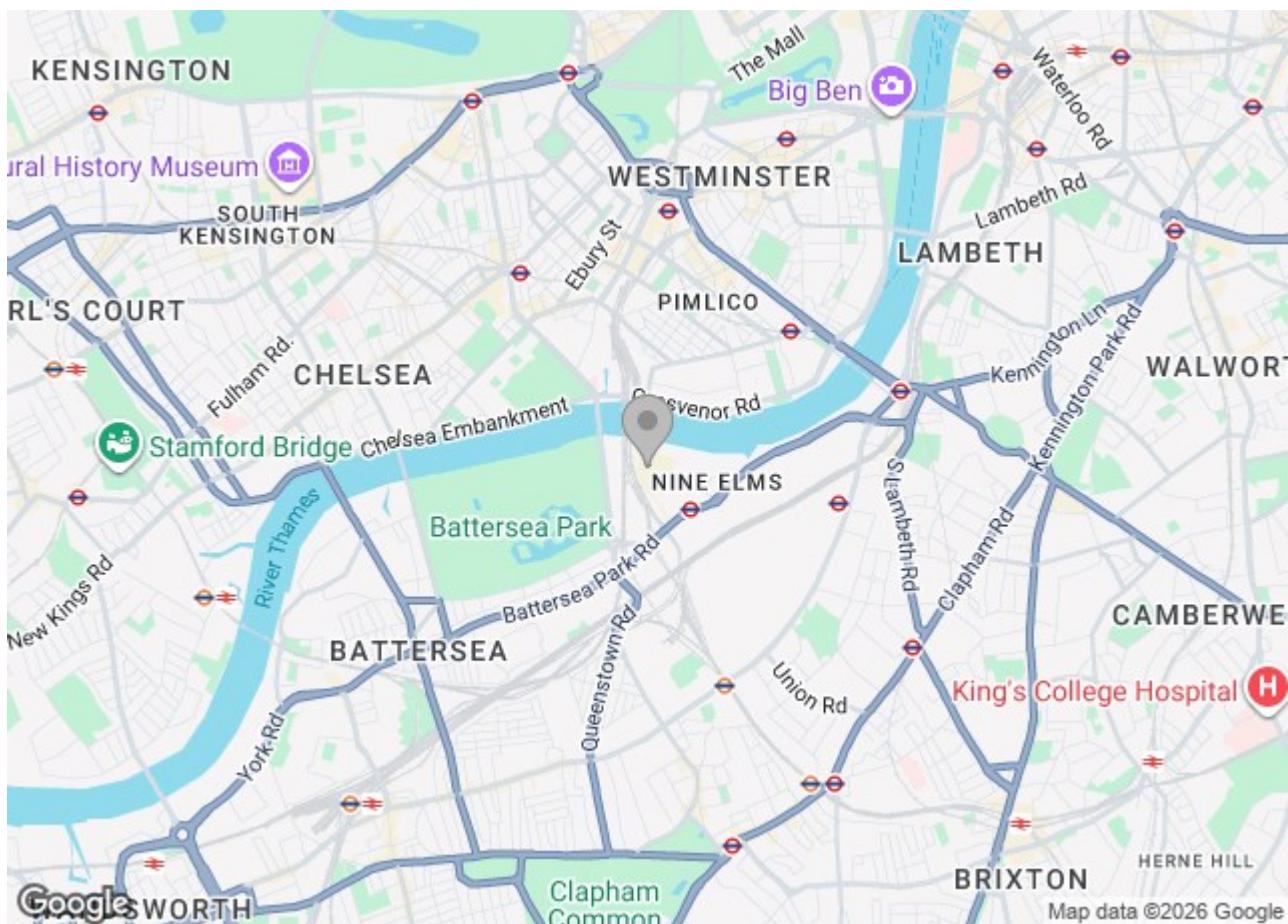
To check broadband and mobile phone coverage please visit Ofcom.

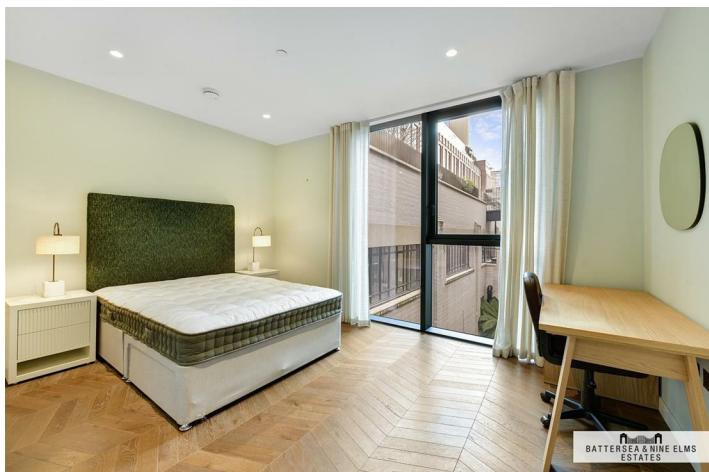
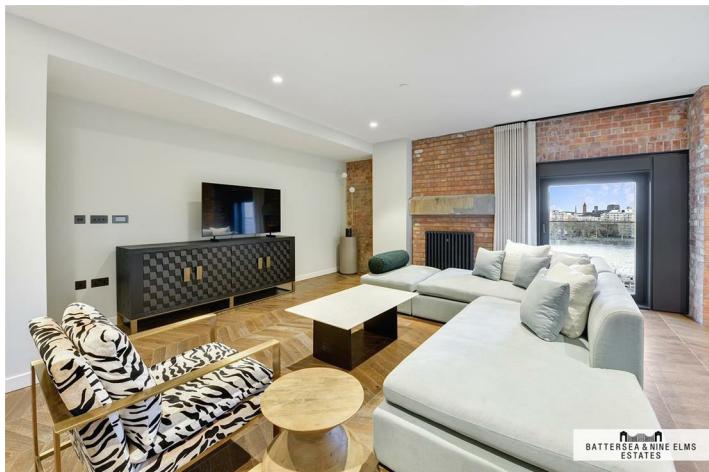
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

Switch House West London



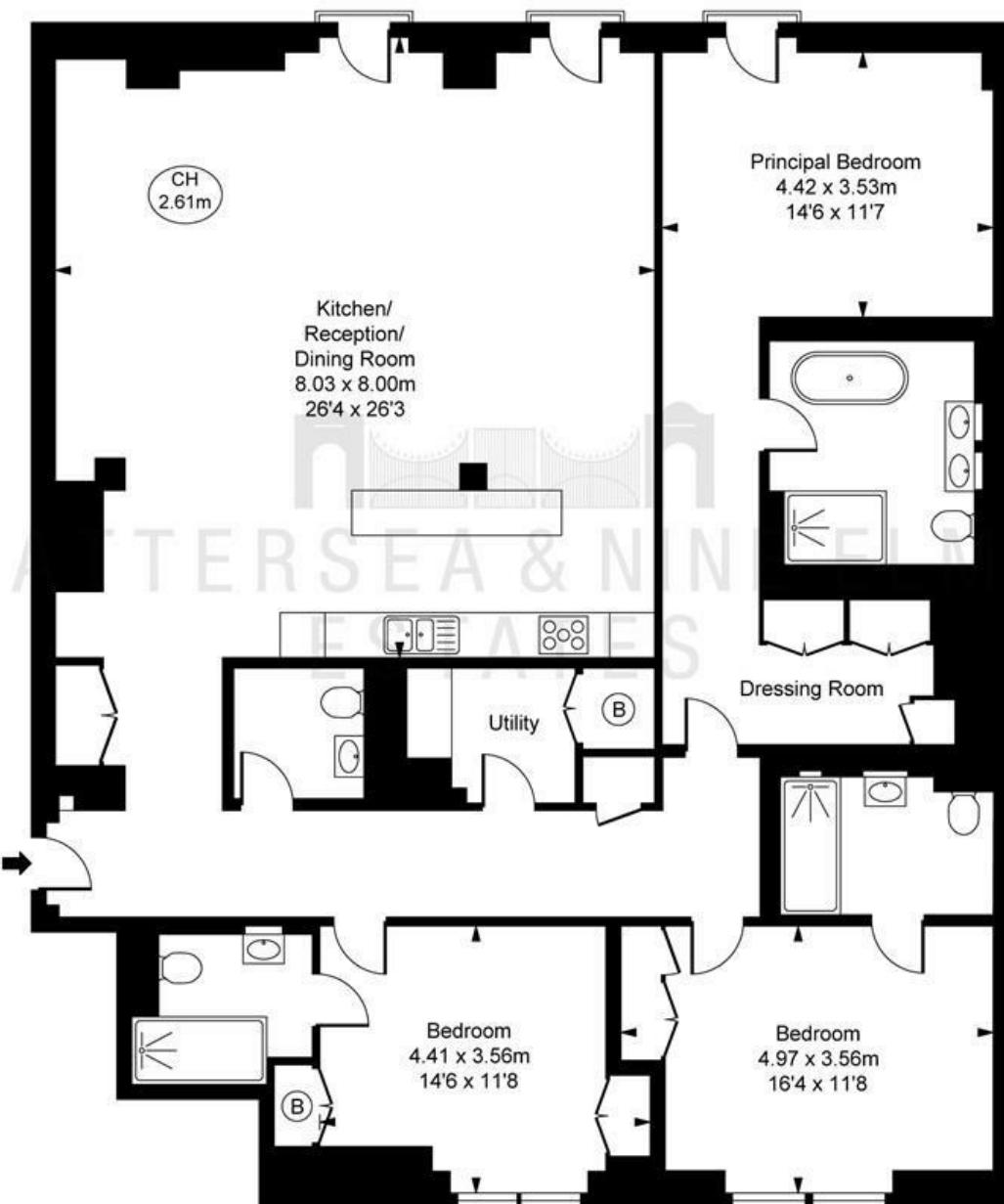
- River Views
- Luxurious finish throughout
- 24 Hour Concierge
- Three Bedrooms
- Floor to ceiling windows
- Three Bathrooms





Floor Plan

**Switch House West,
Battersea Power Station, SW11**
Approximate Gross Internal Area
182.13 sq m / 1,960 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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(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	

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