



## Koa House Electric Boulevard, London, SW11 8DF

**£3,000 Per Month**



Located in the heart of the iconic Battersea Power Station development, this modern furnished studio apartment on Electric Boulevard offers stylish city living in one of London's most vibrant new neighbourhoods.

Spanning approximately 474 sq ft, this contemporary apartment features a bright and well-designed open-plan living space with large windows allowing plenty of natural light. The sleek integrated kitchen is fitted with high-quality appliances and modern finishes, creating a practical yet elegant space for everyday living.

The thoughtfully designed layout provides a comfortable sleeping area and a beautifully finished bathroom with contemporary fixtures and fittings.

Residents benefit from excellent on-site amenities, including a 24-hour concierge, residents' lounge, gym, and landscaped communal spaces, offering both convenience and a premium lifestyle.

Perfectly positioned on Electric Boulevard, the apartment is surrounded by a wide selection of restaurants, cafés, shops, and entertainment within the Battersea Power Station development. The property also enjoys excellent transport connections via Battersea Power Station Underground Station, providing easy access to Central London.

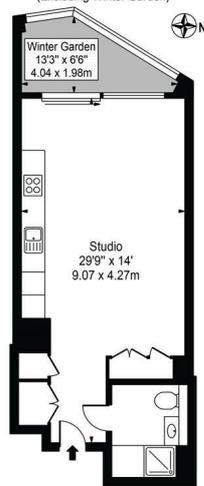
This beautifully presented studio apartment offers a fantastic opportunity to enjoy modern living in one of London's most exciting riverside destinations.

- 24 - Hour Concierge
- Fully Equipped Gymnasium
- Roof Garden
- Shopping & Amenities
- Modern Design
- Sky Lounge
- Close to Battersea Power Station & Thames Clipper



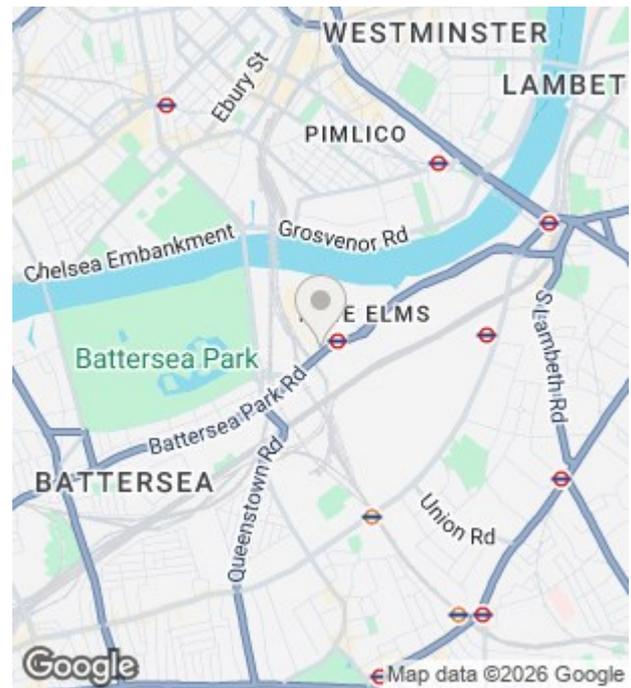


**Koa Building**  
 Approx. Total Internal Area 477 Sq Ft - 44.31 Sq M  
 (Including Winter Garden)  
 Approx. Gross Internal Area 416 Sq Ft - 38.65 Sq M  
 (Excluding Winter Garden)



Seventh Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE  
 Tel: +44(0)20 3019 6151 Email: lettings@grange.london