



## Prospect Way London

**£2,800 Per Week**

Welcome to Pico House, an exquisite two-floor townhouse located within the iconic Battersea Power Station development. This stunning residence boasts an impressive 2,669 square feet of luxurious living space, designed to offer both comfort and style.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. As well as the open plan living/kitchen area, the property comprises three well-appointed bedrooms with an impressive four bathrooms (three en-suites) and one WC, as well as a large dressing room, a TV room and a large private terrace.

The Battersea Power Station area is renowned for its vibrant community and excellent amenities, making it an ideal location for those seeking a blend of urban living and historical charm. Residents can enjoy a variety of shops, restaurants, and recreational facilities, all within easy reach.

This remarkable townhouse at Pico House is not just a home; it is a lifestyle choice that offers the perfect balance of luxury and practicality, this property presents a unique opportunity to reside in one of London's most sought-after locations.

Minimum contract: 12 months  
Council tax band : Wandsworth H  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £2,800 (1 weeks rent, subject to agreed offer)

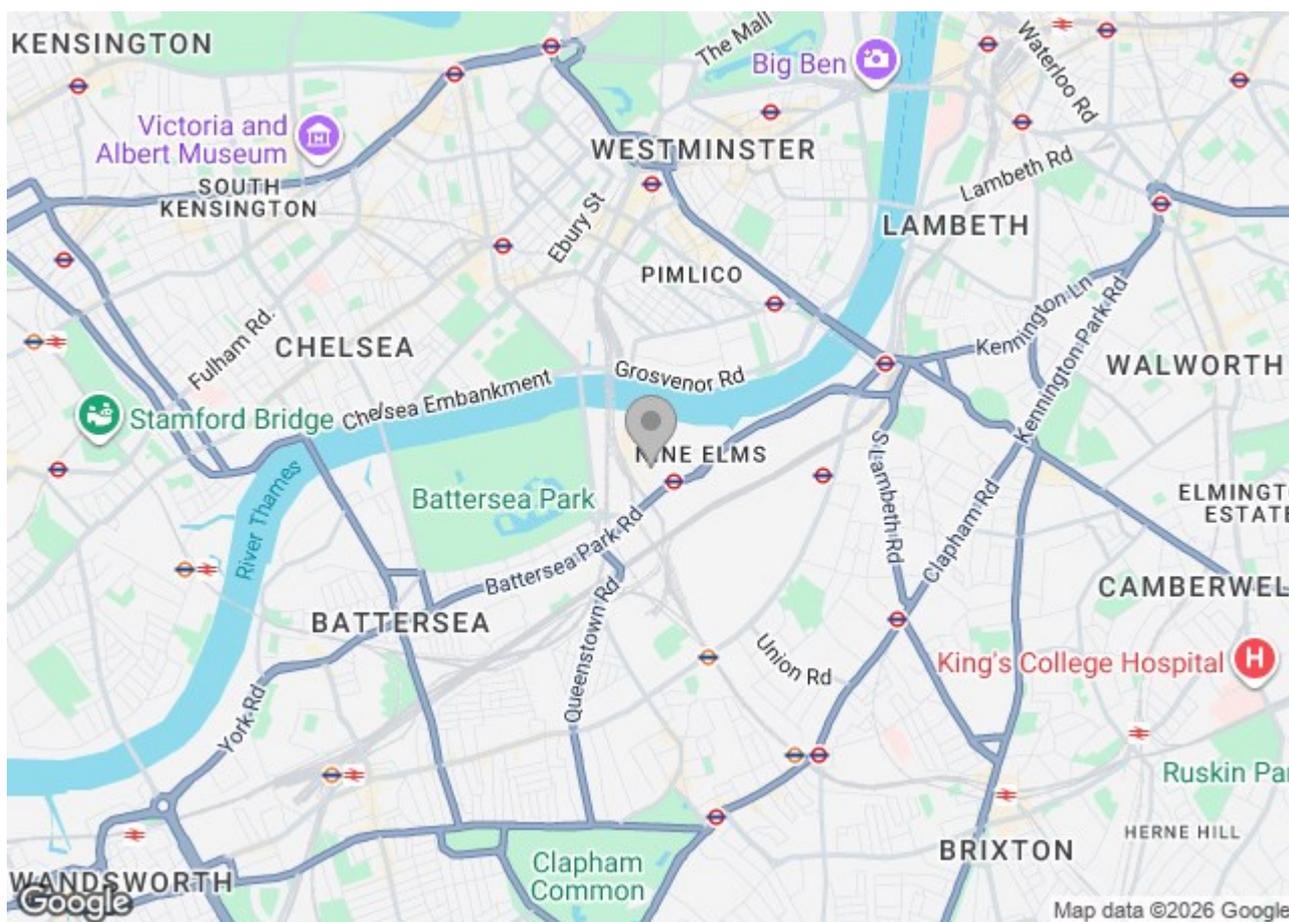
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access

To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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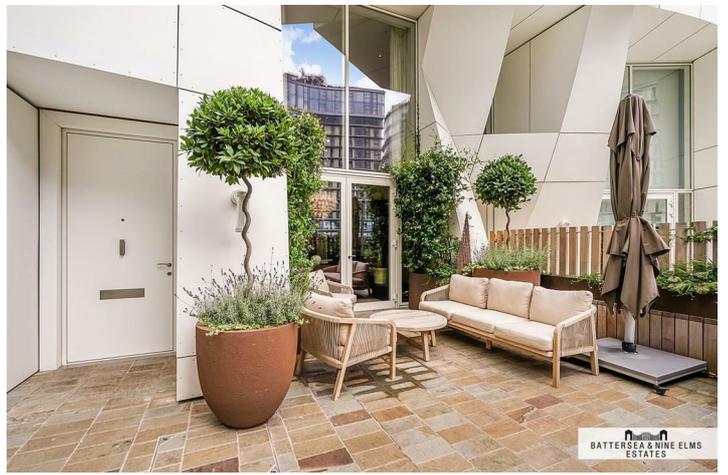


- Three bedrooms
- Four bathrooms (three ensuite) and one WC
- Unique large reception area
- Upstairs living room
- Private terrace area
- Duplex
- Residents gym and lounge
- 24 Hour Concierge





BATTERSEA & NINE ELMS  
ESTATES



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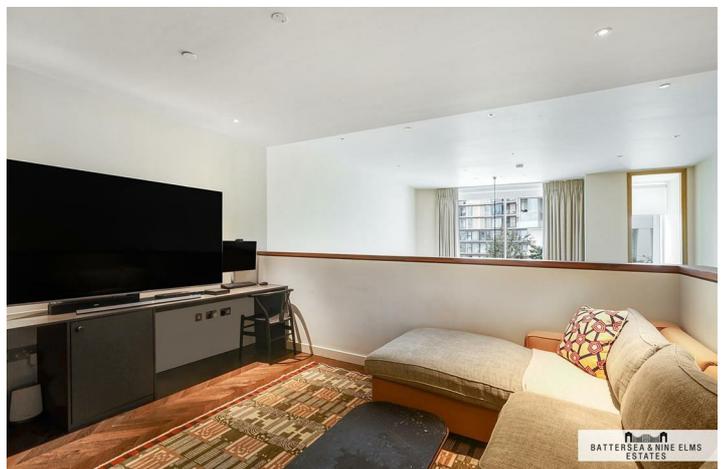
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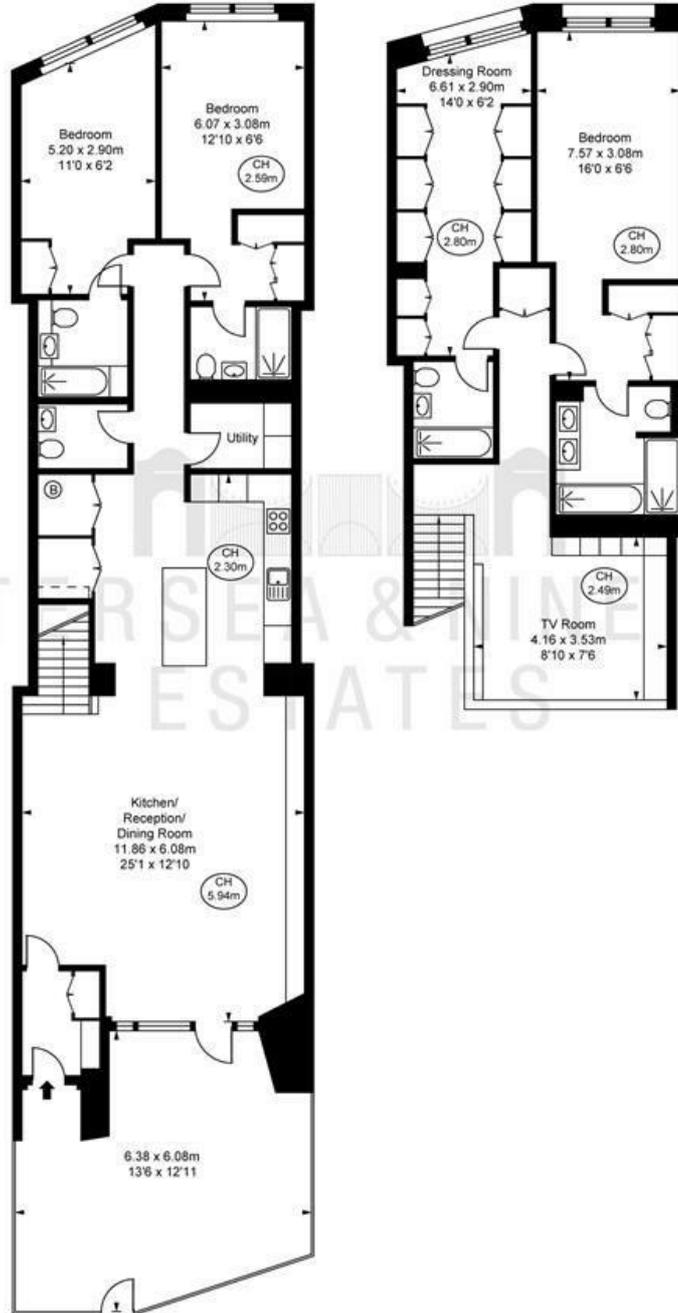
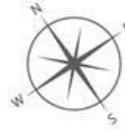
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# Floor Plan

Pico House,  
Prospect Way Battersea SW11  
Approximate Gross Internal Area  
206.95 sq m / 2,228 sq ft  
(Including restricted height  
under 1.5m C = = 3)  
(CH = Ceiling Heights)



BATTERSEA & PINE ELMS  
ESTATES

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) 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		86	86	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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	