



## Electric Boulevard, Battersea Power Station, London, SW11 8AL

**£710 Per Week**

KOA HOUSE AT ELECTRIC BOULEVARD

A 10TH FLOOR MANHATTAN STYLE APARTMENT OFFERING A SOUTHERLY ASPECT SET OVER A GENEROUS 470 SQUARE FEET OF OPEN PLAN SPACE

This apartment comprises a hallway with ample built in storage to both sides leading into a bright studio room with a fully fitted luxury kitchen and access to a winter garden currently being used as a separate dining space. There is a luxury shower room and apartment features include wooden flooring and both heating and comfort cooling

Residents enjoy the use of all the facilities which include a roof garden, a sky lounge with a residents only sunset bar, co working spaces, a cinema room, a gym and concierge services.

ZONE 1 Battersea Power Station underground  
COMES FURNISHED  
AVAILABLE FROM 22.06.2026

- KOA HOUSE AT ELECTRIC BOULEVARD
- SOUTH FACING
- RES CINEMA, WORKING SPACES & CONCIERGE
- 10TH FLOOR
- SPACIOUS MANHATTAN STYLE APARTMENT
- WINTER GARDEN
- ZONE 1 BATTERSEA POWER STATION UNDERGROUND
- SET OVER 470 SQUARE FEET
- RES ROOF GDNS, SKY LOUNGE WITH SUNSET BAR, GYM
- SHOPS, EATERIES AND BARS ALL ON YOUR DOORSTEP

# Electric Boulevard, Battersea Power Station, London, SW11 8AL



KOA HOUSE



STUDIO SUITE



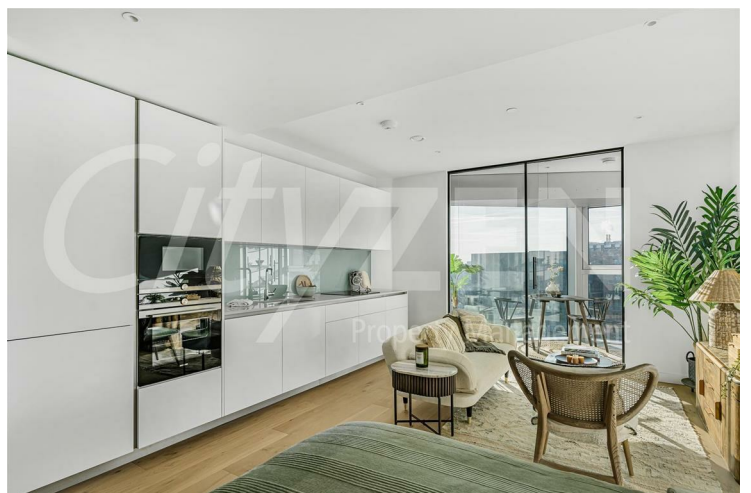
KOA HOUSE



STUDIO SUITE



KOA HOUSE



KITCHEN

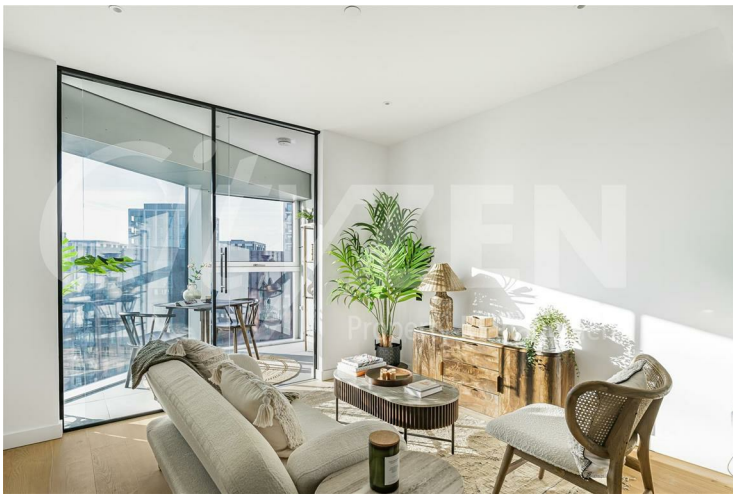
**Electric Boulevard, Battersea Power Station, London, SW11 8AL**



**KITCHEN**



**STUDIO SUITE**



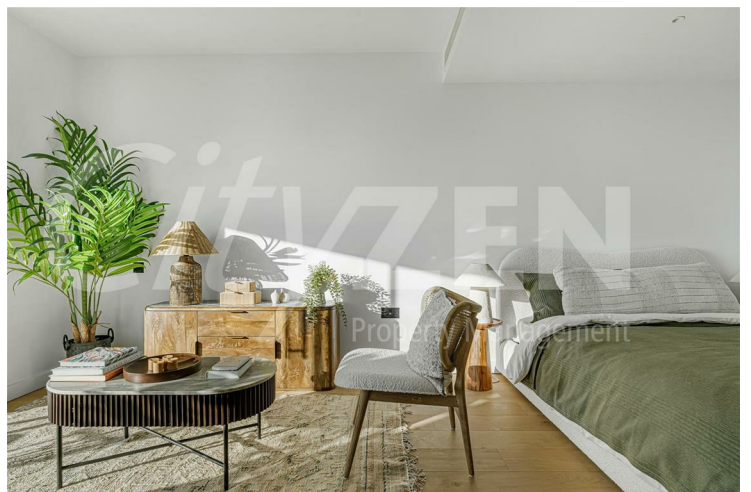
**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**



**STUDIO SUITE**

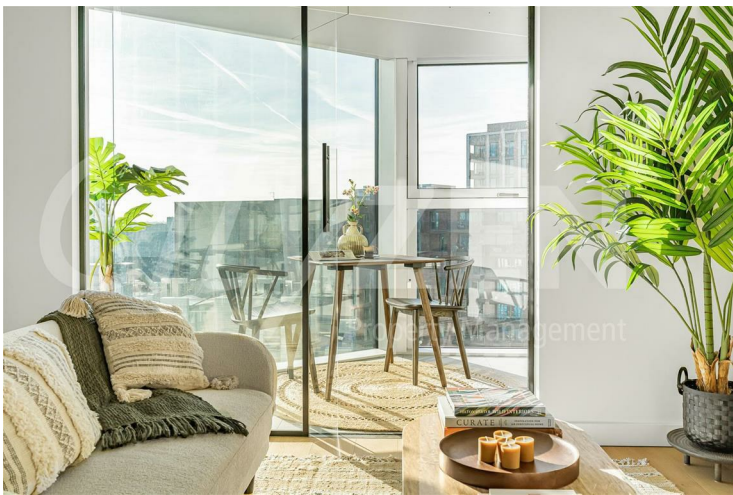
**Electric Boulevard, Battersea Power Station, London, SW11 8AL**



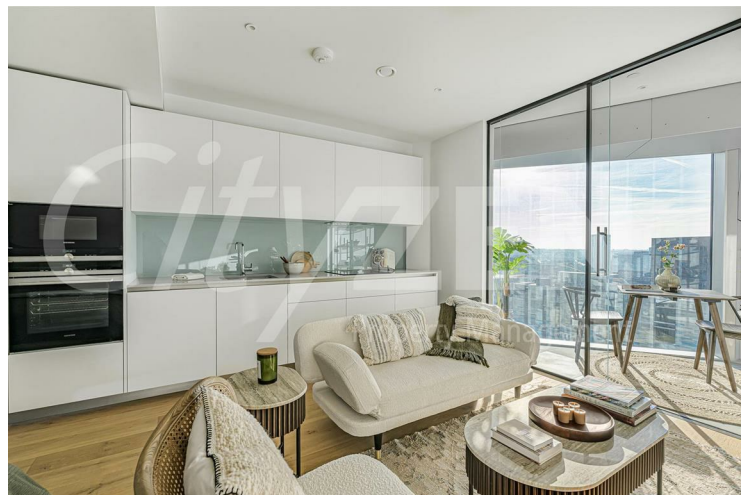
**WINTER GARDEN**



**WINTER GARDEN**



**WINTER GARDEN**



**STUDIO SUITE**

**Electric Boulevard, Battersea Power Station, London, SW11 8AL**



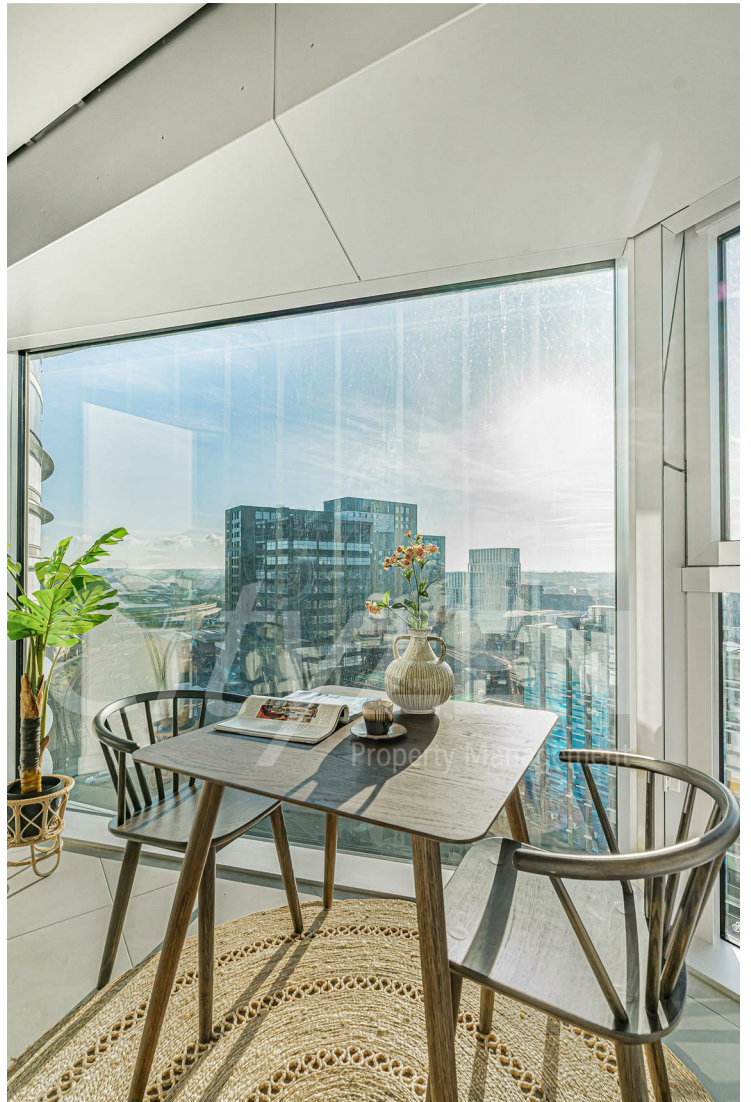
**STUDIO SUITE**



**WINTER GARDEN**



**STUDIO SUITE**



**WINTER GARDEN**



**WINTER GARDEN**

# Electric Boulevard, Battersea Power Station, London, SW11 8AL



**BATHROOM**



**WINTER GARDEN**



**BATHROOM**



**STUDIO SUITE**

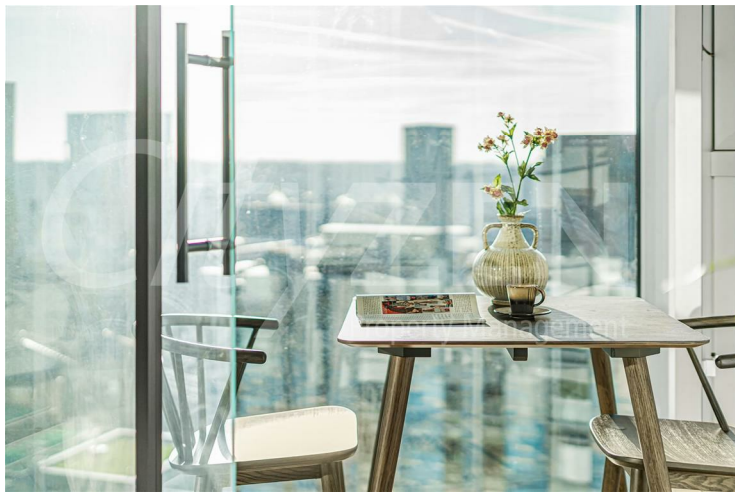


**WELL FURNISHED THROUGHOUT**

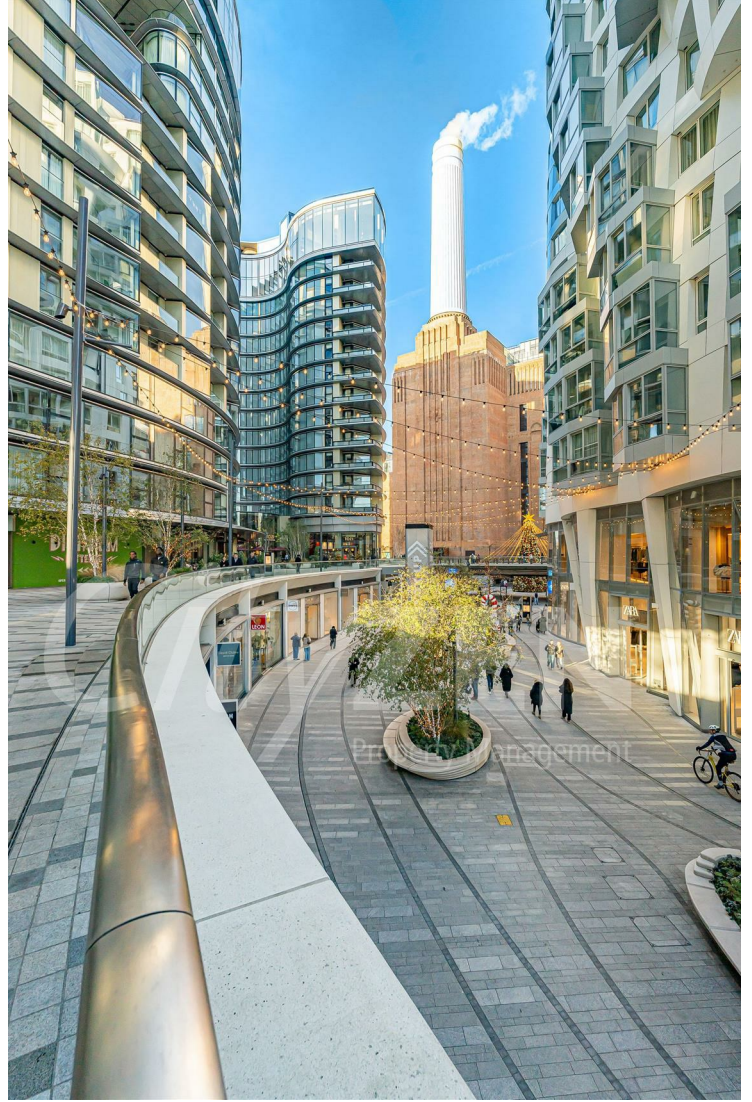
# Electric Boulevard, Battersea Power Station, London, SW11 8AL



KITCHEN

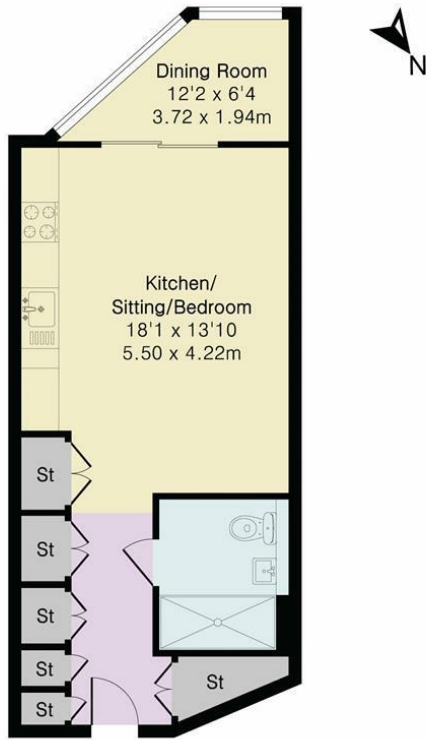


WINTER GARDEN



ELECTRIC BOULEVARD

Approximate Gross Internal Area 473 sq ft - 44 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Energy Efficiency Rating**

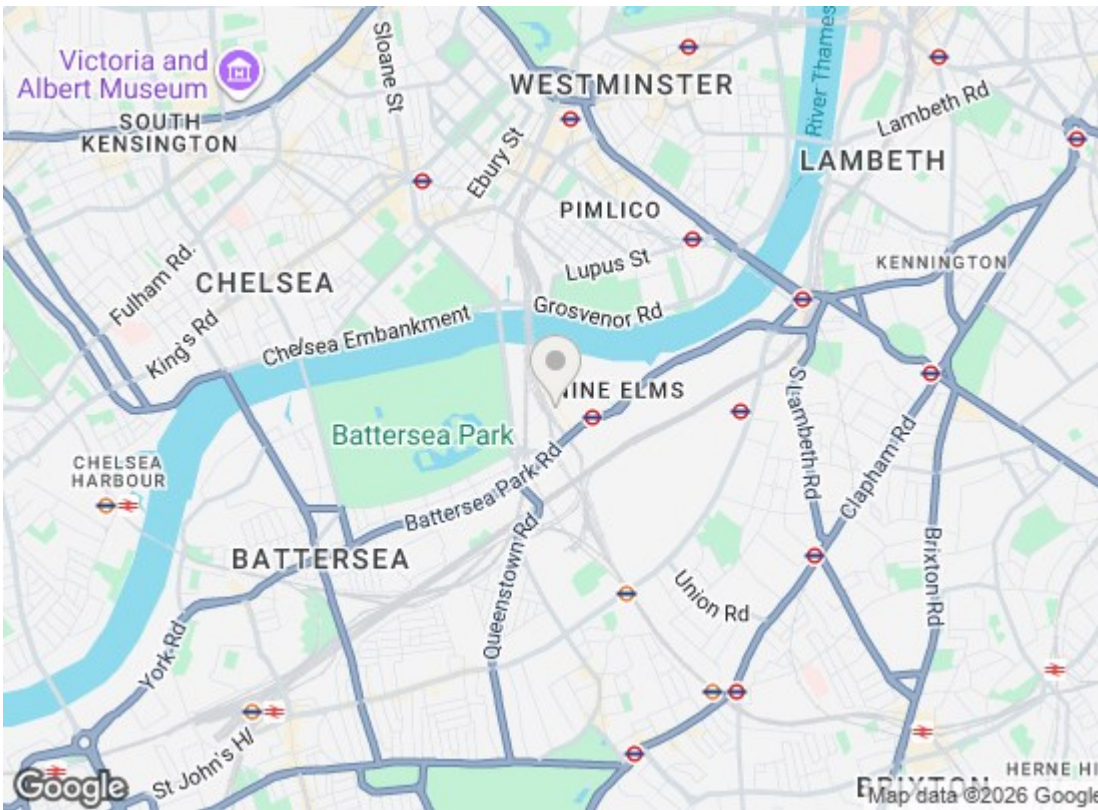
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.