



Switch House East, Battersea Power Station SW11

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# Switch House East, Battersea SW11

Set over two floors and boasting over 1,160 square feet of living space is this stunning two bedroom apartment. Upon entering you are greeted with a bright hallway through which you access the spacious kitchen and lounge. The kitchen is fully fitted with high end integrated appliances as well as beautifully modelled storage units.

The lounge is bathed in natural light from the imposing floor to ceiling Crittall window. Enormous double height ceilings and parquet flooring are some of the standout features of this apartment which benefits from a prime position in the development. On the first floor are two double bedrooms which both feature built in storage as well as beautiful en suite shower rooms.



**Guide price:** £2,250,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £12,478 per annum, reviewed yearly, next review due 2024

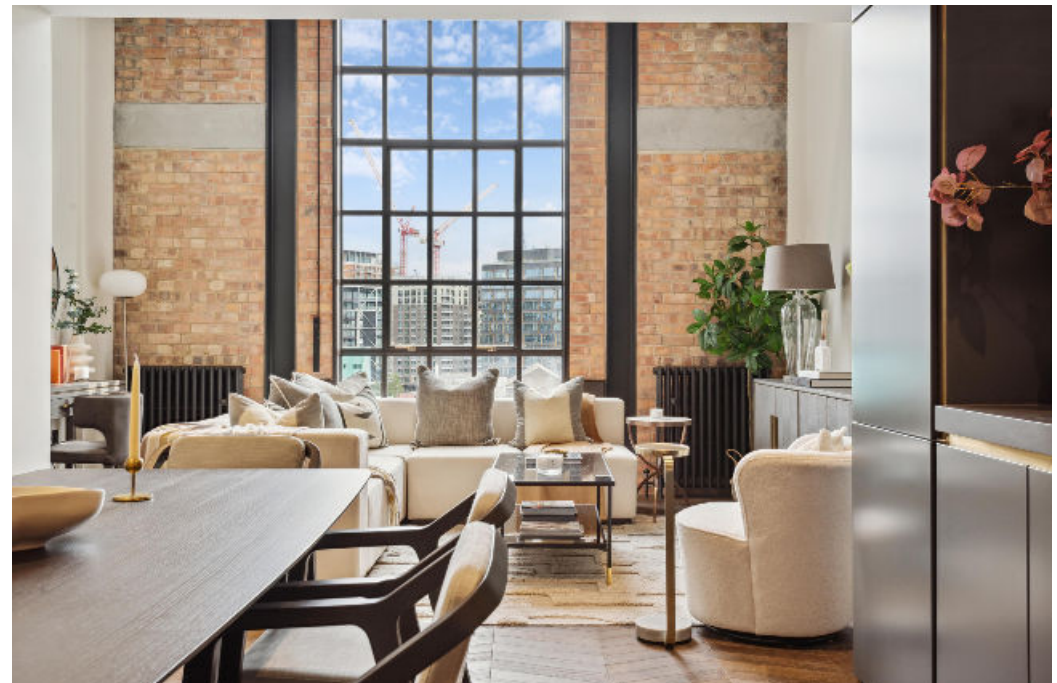
**Local authority:** London Borough of Wandsworth

**Council tax band:** Unknown

From the 1930s to 1980s, Battersea Power Station was a working Power Station. At its peak, it was producing a fifth of London's power, supplying electricity to some of London's most recognisable landmarks, such as the Houses of Parliament and Buckingham Palace.

The landmark icon was designed by prominent architect Sir Giles Gilbert Scott who also designed the red telephone boxes of Britain.

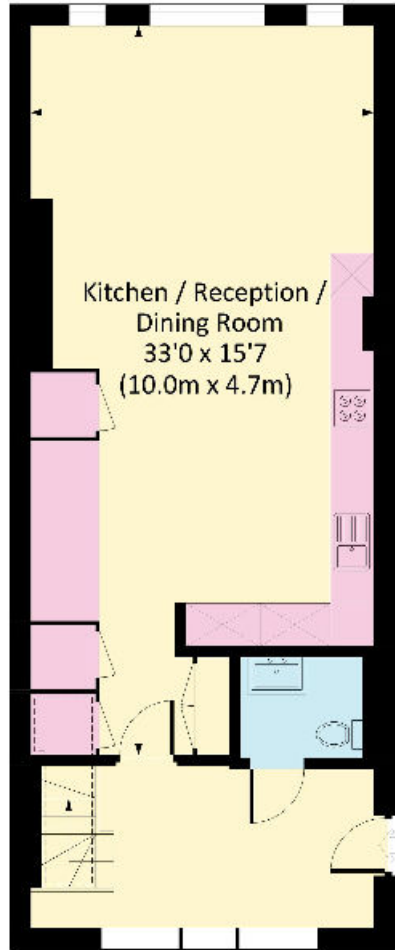
Fast forward to 2007 and the Power Station was awarded Grade II listed status and in 2012 works began to redevelop the massive 42 acre site to create the new community of luxury homes, shops, restaurants and cultural venues that grace the area today.



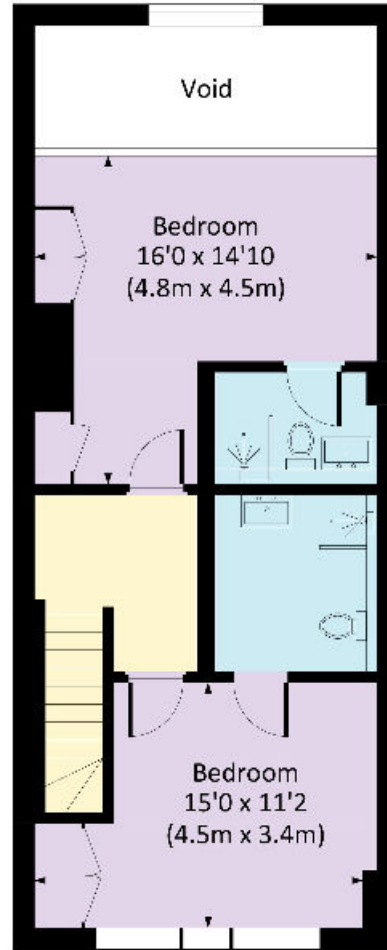




A stunning, split-level two bedroom apartment.



FOURTH FLOOR



FIFTH FLOOR

**SWITCH HOUSE EAST, SW11**

Approx. gross internal area  
1164 Sq Ft. / 108.2 Sq M.  
23 Sq Ft. / 2.1 Sq M. Reduced Headroom  
1187 Sq Ft. / 110.3 Sq M. Including Reduced Headroom & Excluding Void

= Reduced headroom below 1.5m / 5'0



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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