



Oakley House, Electric Boulevard, Battersea SW11



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This superb lateral apartment, which has been beautifully finished throughout, is arranged over the fifteenth floor of the newest phase of the iconic Battersea Power Station development and boasts incredible west-facing views. The property, which is just shy of 1,200 square feet, comprises an open-plan kitchen reception room with sleek integrated appliances and plenty of space for entertaining, a fabulous winter garden which has panoramic views of the skyline, two double bedrooms with built in storage, one of which benefits from having an ensuite shower room, and there is an additional bathroom.



Guide price: £1,750,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £10,247 per annum, reviewed yearly, next review due 2024

Ground rent: £700 per annum, reviewed every 10 years, next review due 2032

Local authority: London Borough of Wandsworth

Council tax band: G



Residents enjoy access to the leisure facilities which include a gym, swimming pool, cinema, and roof gardens, the latter of which were designed by the award winning architect Sir Norman Foster. There is a 24 hour concierge and there is a secure underground allocated parking space.

Locaiton

Battersea Power Station now has access to Zone 1, Battersea Power Station tube. It offers a number of retail outlets, restaurants, leisure, and cultural venues. There are also over 19-acres of public space which gives a true community feel. Battersea Power Station is located just off the Chelsea Bridge. The development has a shuttle bus that takes you to Sloane Square (district line) and Vauxhall (Victoria line and National Rail). There are also bus links just outside the development taking you into central London and out towards south London (Clapham / Wandsworth). Battersea Power station development also offers Santander bikes on site so you can cycle anywhere around London.

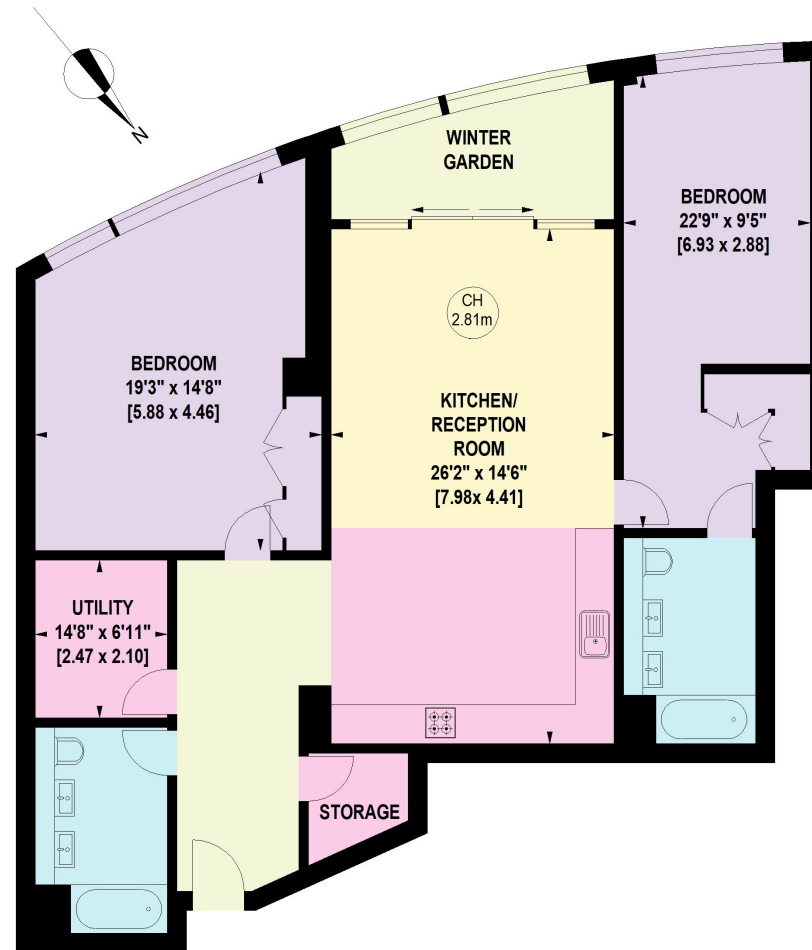




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Electric Boulevard. SW11**

Approximate Gross Internal Area : 123.19 Sq. metres
(Including Winter Garden) 1326 Sq. feet
Winter Garden Area : 7.52 Sq. metres
81 Sq. feet

Key :
CH - Ceiling Height



FIFTEENTH FLOOR

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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