



Alder House, Electric Boulevard, London SW11

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# Electric Boulevard, London SW11

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Located on the 10th floor of the prestigious Alder House, this exceptional three-bedroom lateral apartment offers contemporary luxury living with breath-taking views of the iconic Battersea Power Station. Boasting an expansive open-plan layout, this stylish apartment is designed to maximize both space and natural light. The modern kitchen, complete with high-end integrated appliances and sleek cabinetry, seamlessly connects to the spacious living and dining area, perfect for entertaining or relaxing while enjoying the stunning cityscape.



**Guide price:** £2,250,000

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

**Service charge:** £13,000 per annum, reviewed every year, next review due 2025

**Ground rent:** £850 per annum, reviewed every year, next review due 2025

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





Large floor-to-ceiling windows throughout the property frame the panoramic views of Battersea Power Station, creating a unique backdrop and allowing natural light to flood the interior. The private winter garden, accessible from the living area, provides an ideal spot to simply soak in the vistas.

The property features three generously-sized bedrooms, each designed with comfort in mind. The principal bedroom includes a luxurious en-suite bathroom, while the remaining two bedrooms offer ample storage and share a well-appointed family bathroom, complete with modern fixtures and finishes.

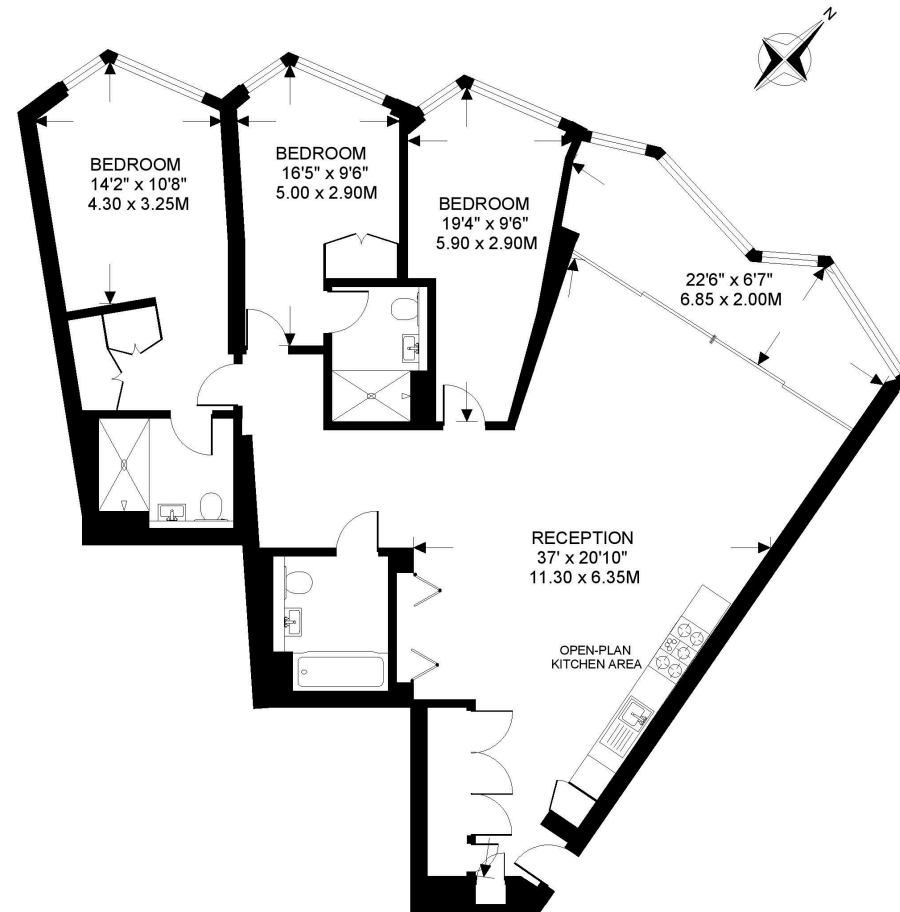




## Alder House, SW11

**Approximate Gross Internal Floor Area  
130.7 sq m / 1407 sq ft**

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.



TENTH FLOOR

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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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