



BOILER HOUSE

London, SW11



BATTERSEA POWER STATION LONDON, SW11

Exceptional duplex sky villa apartment with roof terrace and three double bedrooms.



Local Authority: London Borough of Wandsworth

Council Tax band: Unknown

Tenure: Leasehold, approximately 985 years remaining

Ground rent: £950

Service charge: £47,004.16 per annum, reviewed annually

Guide price: £6,000,000



A MASTERPIECE IN MODERN DESIGN

Set across the 11th and 12th floors of the iconic Boiler House, this unique three-bedroom duplex offers expansive living space, a private terrace, and a design-led interior in one of London's most exciting neighbourhoods.

The apartment is spread over two floors, with a brilliant open-plan kitchen, breakfast bar, and lounge area — ideal for entertaining or everyday life. The space opens directly onto a private terrace, while a sleek feature staircase leads upstairs to a second reception room with mezzanine views over the communal roof garden.

All three bedrooms are tucked away off the main living space for privacy. The principal suite includes a dressing area and en suite, while the other two double bedrooms each have built-in wardrobes and their own beautifully finished shower rooms.







Residents here have access to 24-hour concierge, two secure underground parking spaces, landscaped rooftop gardens, lounge areas with kitchens and workspaces, plus the on-site gym and spa. Located on the south bank of the Thames, Battersea Power Station is now one of central London's go-to destinations — home to a huge range of restaurants, cafés, bars, shops, cinemas, and parks. Battersea Power Station and Nine Elms tube stations are both on your doorstep, and the riverboat is just moments away at the pier. There's also a resident shuttle to Vauxhall and Sloane Square.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



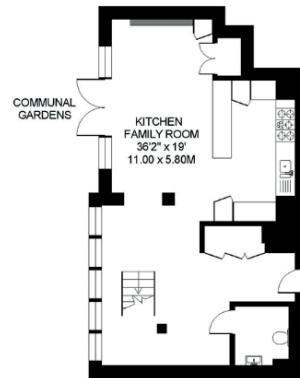
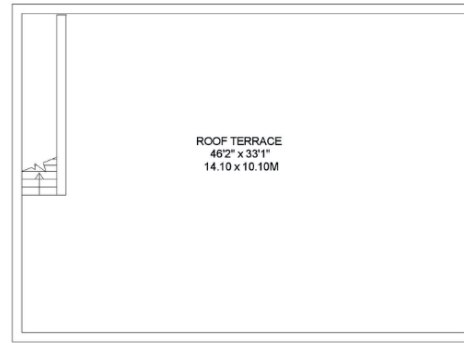
MODERN LUXURY IN A SOUGHT-AFTER LOCATION

Located on the south bank of the Thames, Battersea Power Station is now one of central London's go-to destinations — home to a huge range of restaurants, cafés, bars, shops, cinemas, and parks. Battersea Power Station and Nine Elms tube stations are both on your doorstep, and the riverboat is just moments away at the pier. There's also a resident shuttle to Vauxhall and Sloane Square.

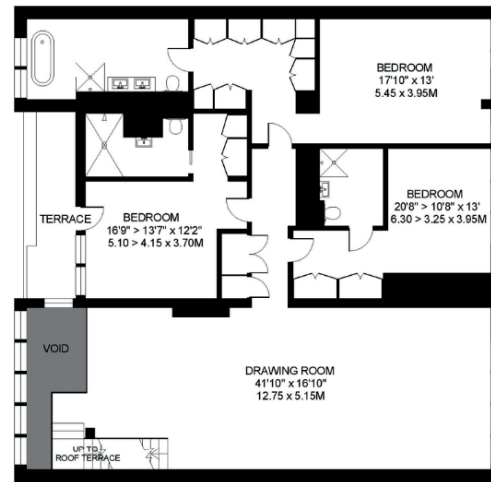








ELEVENTH FLOOR 643 SQ.FT.



TWELTH FLOOR 2047 SQ.FT.

Approximate Gross Internal Area = 249.91 sq m / 2,690 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jack Gravestock
+44 20 3667 6751
jack.gravestock@knightfrank.com

Knight Frank Wandsworth
346 Queenstown Road
London, SW11 8BY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.