



Switch House East, Battersea Power Station SW11



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An impressive split-level apartment in Battersea Power Station, with views over the stunning roof gardens.  
This stylish apartment is the epitome of modern city living.



**Guide price:** £2,500,000

**Tenure:** Leasehold: approximately 988 years remaining

**Service charge:** £16,498 per annum. Please note that we have been unable to confirm the date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.

**Local authority:** London Borough of Wandsworth

**Council tax band:** Unknown

The property features an open-plan living and dining area with floor-to-ceiling windows, filling the space with natural light and offering stunning views of the private resident's roof gardens. This room opens out to a large terrace which is perfect for al-fresco dining. This floor has the added benefit of a laundry room, and guest loo.

The upper floor is home to two large double bedrooms, both of which benefit from having luxurious ensuite bathrooms, an abundance of built in storage, and westerly views over the resident's roof garden and the imposing chimneys of the power station. One of the bedrooms provides access to a balcony.

Residents of this prestigious development enjoy access to state of the art amenities, including a 24-hour concierge service, a residents cinema for private movie nights, and a gym and swimming pool to maintain your wellness routine. The communal roof gardens provide a tranquil escape with breathtaking views of the London skyline, while the residents' meeting room offers a professional space for business engagements.

Located just moments from the River Thames, with excellent transport links and a vibrant array of shops, restaurants, and cultural attractions, this apartment offers the perfect blend of luxury, convenience, and urban sophistication. When it comes to transport, the new addition of the Northern Line at Battersea Power Station is just moments away, as is the Uber boat which transports passengers to a number of destinations along the River Thames. Battersea Park and Queenstown Road stations are close by, with direct trains running to Waterloo, Clapham Junction, and Victoria, to name a few.



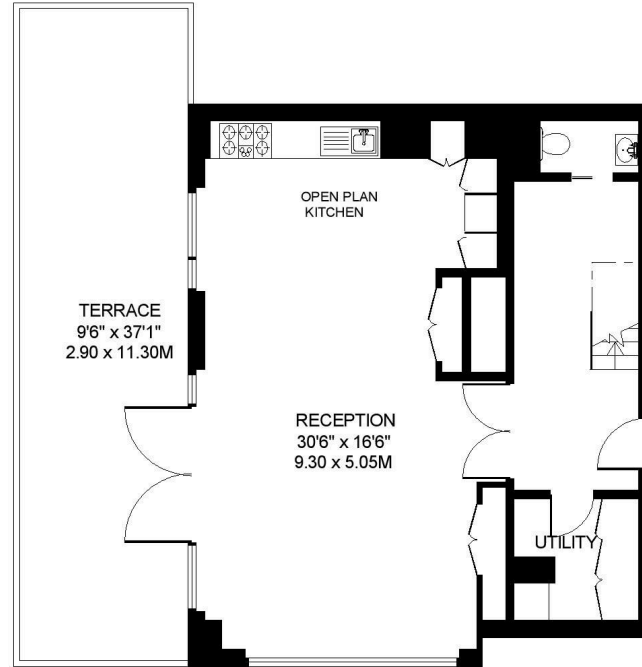




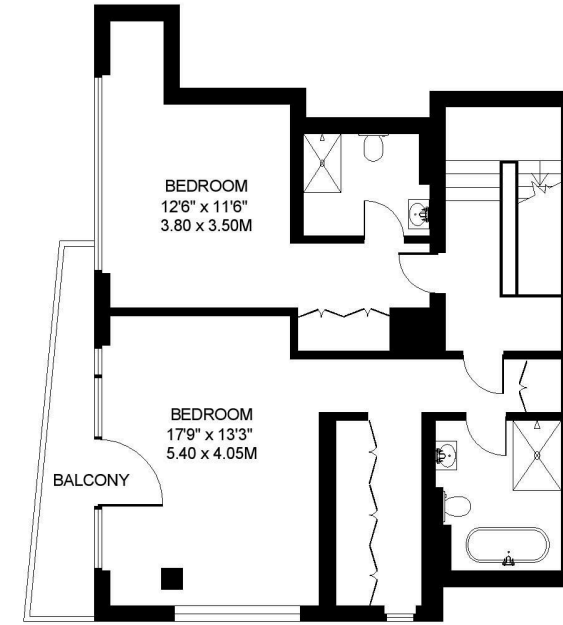
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Approximate Gross Internal Floor Area  
1,580 sq ft / 146.8 sq m

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.



SIXTH FLOOR 739 SQ.FT.



SEVENTH FLOOR 841 SQ.FT.

**Knight Frank**  
Battersea & Riverside  
346 Queenstown Road  
London  
SW11 8BY  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more  
**Sarah Bennett**  
020 3866 2924  
[sarah.bennett@knightfrank.com](mailto:sarah.bennett@knightfrank.com)



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Particulars dated 11/09/2024. Photographs and videos dated 08/08/2024.  
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