



**BEECHMORE HOUSE, BATTERSEA POWER STATION, SW11**

**£2,150,000**

**Carter Jonas**

# BEECHMORE HOUSE, ELECTRIC BOULEVARD,

A beautifully presented three bedroom, two bathroom lateral apartment set on the ninth floor of Beechmore House, extending to over 1,300 sq ft and enjoying impressive views towards Battersea Power Station. The apartment offers a generous open plan living space leading to a private winter garden, finished to a high specification throughout with underfloor heating, comfort cooling, bespoke storage, and a fully fitted kitchen with premium Miele appliances.

Set within the prestigious and vibrant Battersea Power Station development, the property enjoys immediate access to a wide array of luxury boutiques, restaurants and cafés. Positioned close to the River Thames and Battersea Park, the location combines riverside living with excellent connectivity via the Northern Line extension.

- Three bedroom, two bathroom apartment
  - Approx. 1,300 sq ft lateral living space
  - Ninth floor with Power Station views
  - Private winter garden
  - Open plan kitchen / reception room
  - Miele appliances and high specification finishes
  - Underfloor heating and comfort cooling
  - Extensive built in storage
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- 24 hour concierge
  - Residents' gym
  - Cinema room
  - Sky lounge
  - Private dining rooms
  - Roof gardens
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- Long Lease of 985 years
  - Service Charge £15,000 pa
  - Ground Rent £900 pa

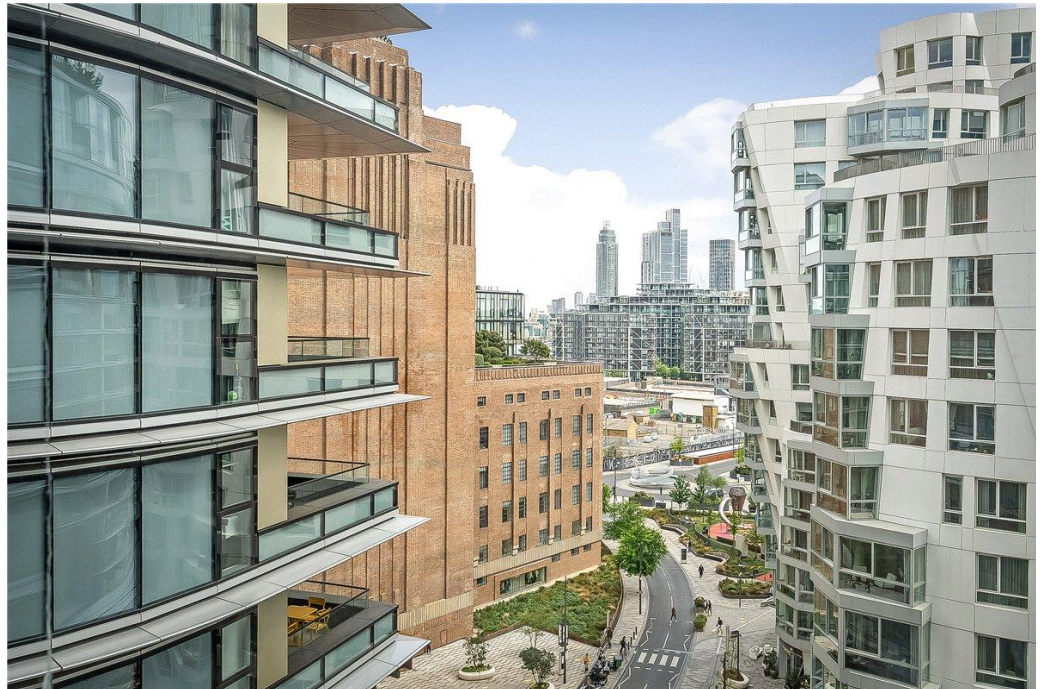
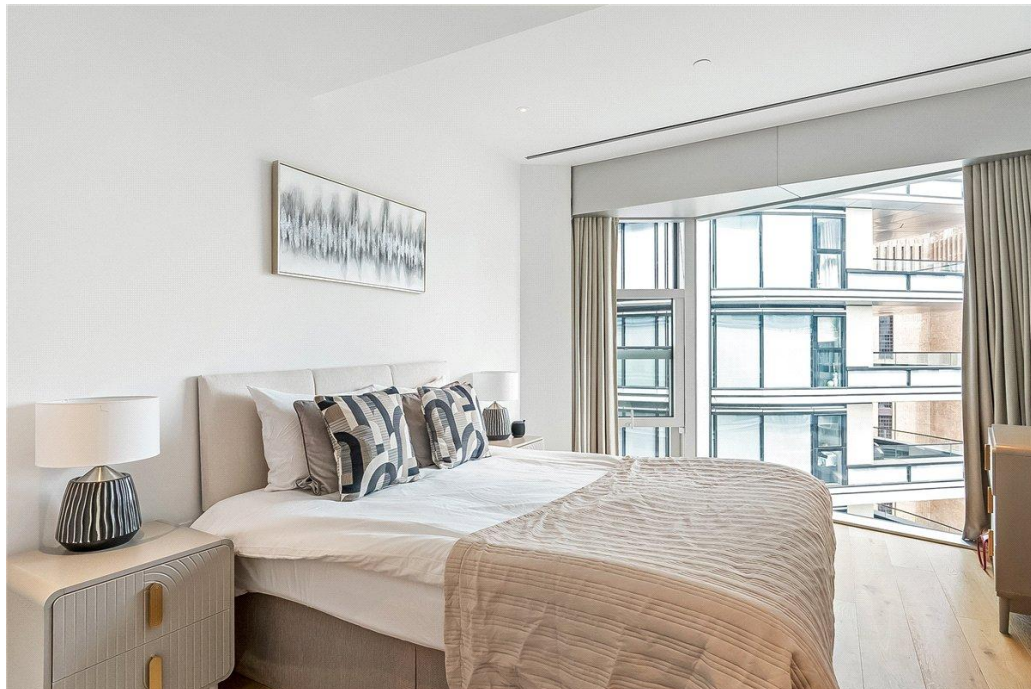
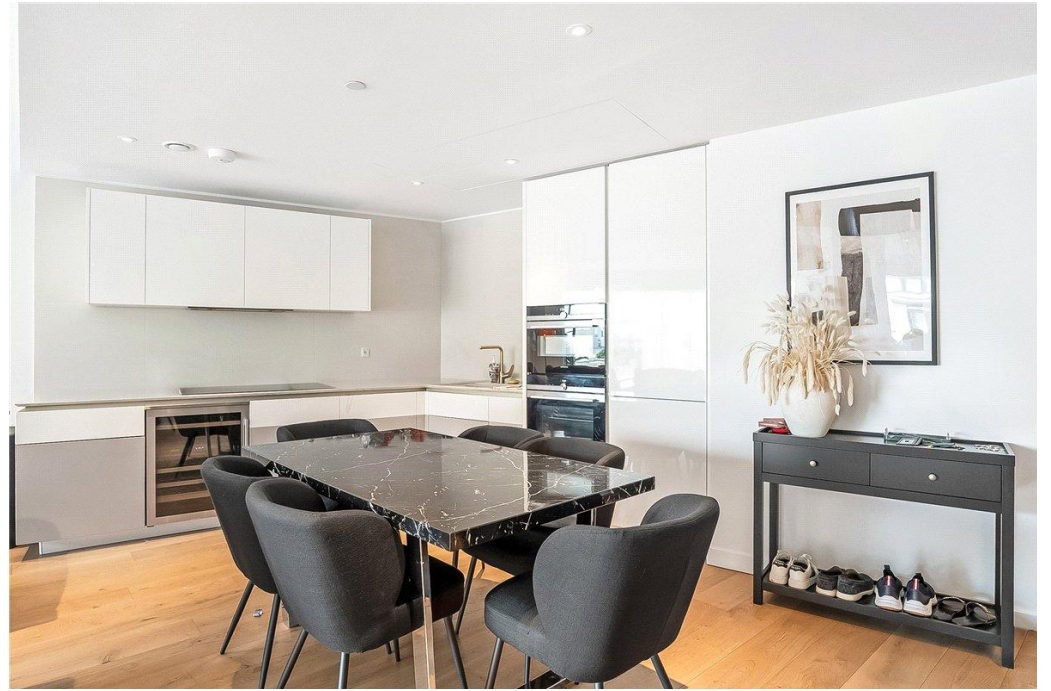
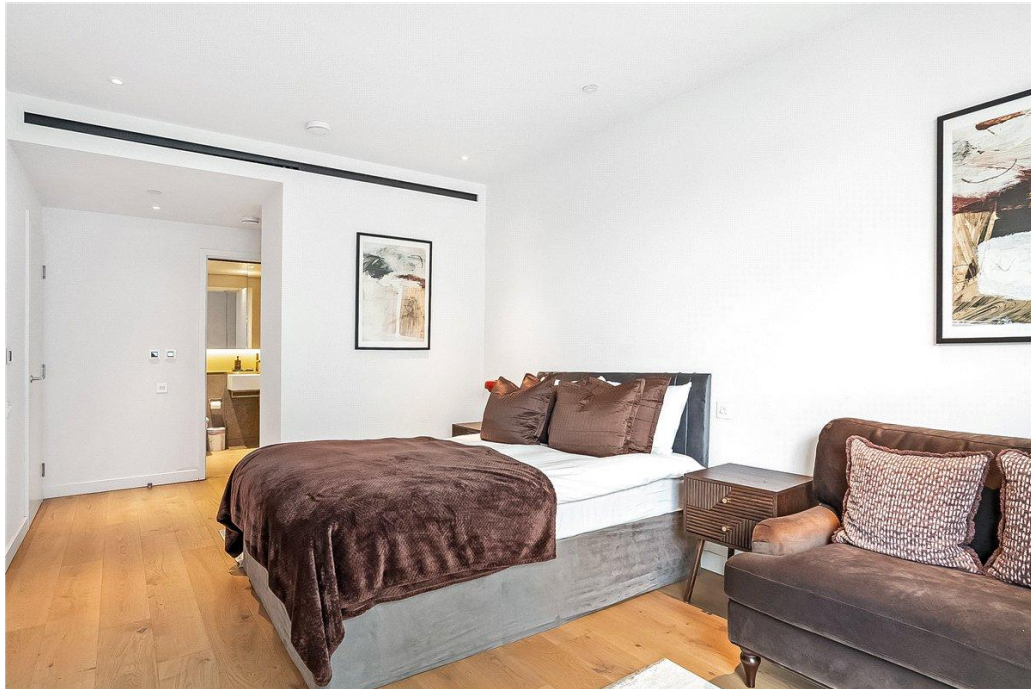
**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** B

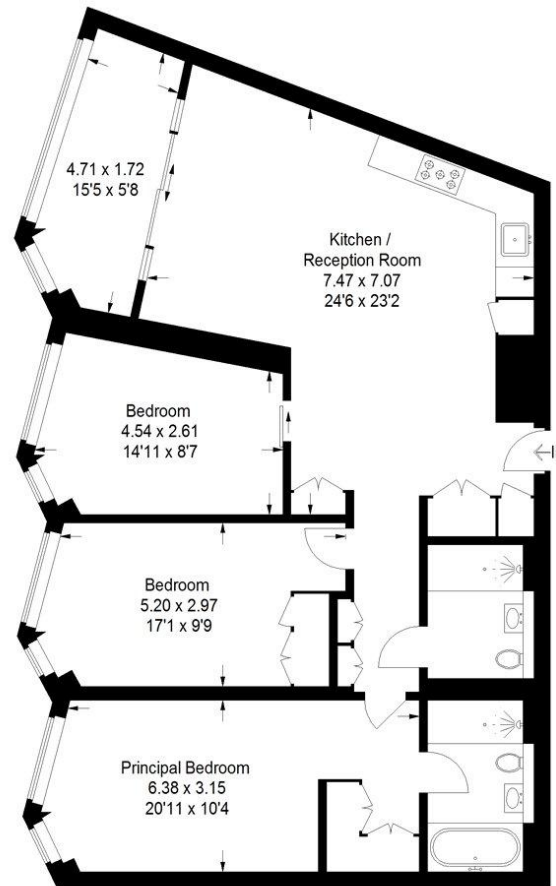
## AN EXCEPTIONAL THREE BEDROOM UPPER FLOOR LATERAL APARTMENT WITH IMPRESSIVE VIEWS TOWARDS BATTERSEA POWER STATION, SET WITHIN THIS ICONIC RIVERSIDE DEVELOPMENT.





## Beechmore House, SW11

Approximate Gross Internal Area  
122.0 sq m / 1313 sq ft



**Ninth Floor**

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. (ID1299590)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 97 B    | 47 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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