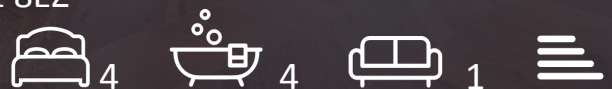


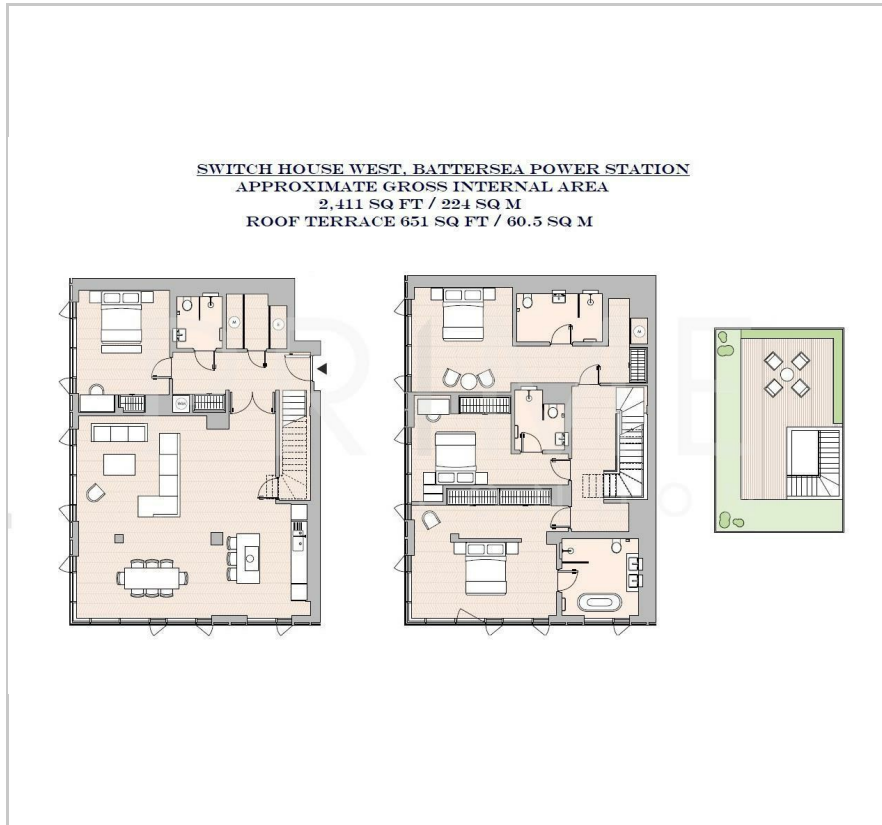
## Switch House West

Circus Road West, Battersea Power Station, SW11 8EZ

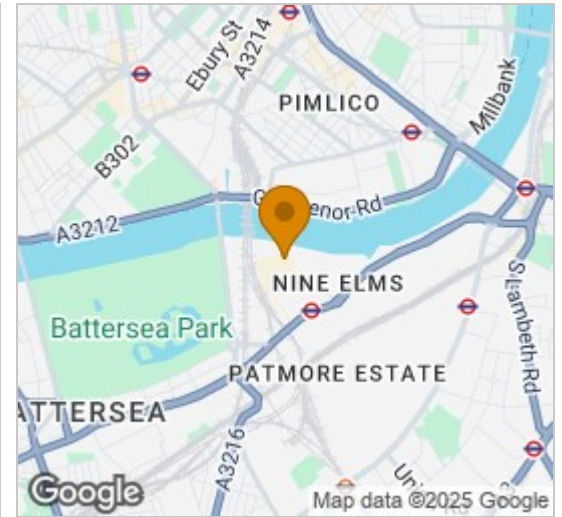
Asking Price £5,000,000



## Floor Plan



## Area Map



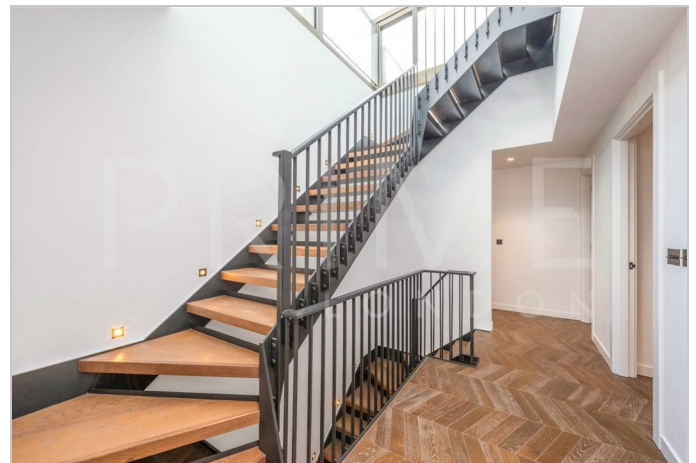
## Energy Efficiency Graph



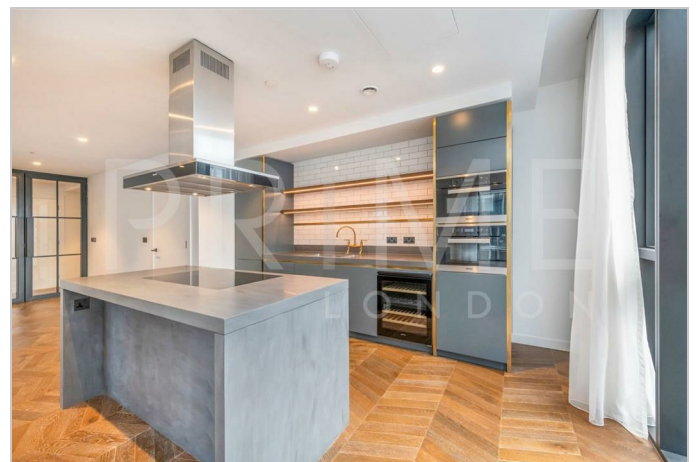
## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Duplex 4 bedroom 4 bathroom ▪ Internal area 2,411 sq ft / 224 sq m penthouse
- Roof terrace of 651 sq ft / 60.5 sq m ▪ Chain free and EWS1 compliant
- Comes with secure parking ▪ Residents' cinema, games room, meeting room
- Residents' gym, swimming pool ▪ 24 hour concierge and spa



Penthouse. This stunning and spacious 2,411 sq ft / 224 sq m four bedroom four bathroom dual aspect duplex penthouse apartment, set in a prime position within Switch House West at the forefront of the new Battersea Power Station development (next to the River Thames, Battersea Park and the Battersea Power Station Northern Line station), is available for chain free sale through Prime London. The property also comes with a parking space. Finished to an incredibly high standard throughout, this apartment comprises of a large dual aspect reception room (with floor to ceiling windows, hard wood parquet flooring, and exposed brickwork) with a stunning fully equipped and integrated kitchen (with island and breakfast bar and Miele appliances), and large private roof terrace of 651 sq ft / 60.5 sq m. The property further comprises four well-proportioned double bedrooms with built in wardrobes (two with dressing areas), three ensuite bathrooms, a further family bathroom, and a separate utility room. Battersea Power Station is one of the country's most well-known cultural and architectural landmarks, with the iconic Grade II\* listed Power Station at its heart. Around every corner you'll find world-class architecture, from Foster + Partners' Battersea Roof Gardens to Gehry Partners' masterful Battersea Prospect Place. Surrounded by a six-acre riverside public park, the Power Station itself will be home to 253 apartments, a 1,400-capacity events space, 40,000 sq ft co-working office space from No18 and Apple's new 500,000 sq ft London Campus in the Boiler House. The two turbine halls will also host 420,000 sq ft of retail and food and beverage space. And finally, Electric Boulevard - a new pedestrianised high street - will bring homes, offices, restaurants, shops, bars, public spaces including Prospect Park and a boutique hotel with a rooftop pool to this exciting new neighbourhood on the banks of the River Thames. With the new Zone 1 Northern Line Underground station having jus



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.