

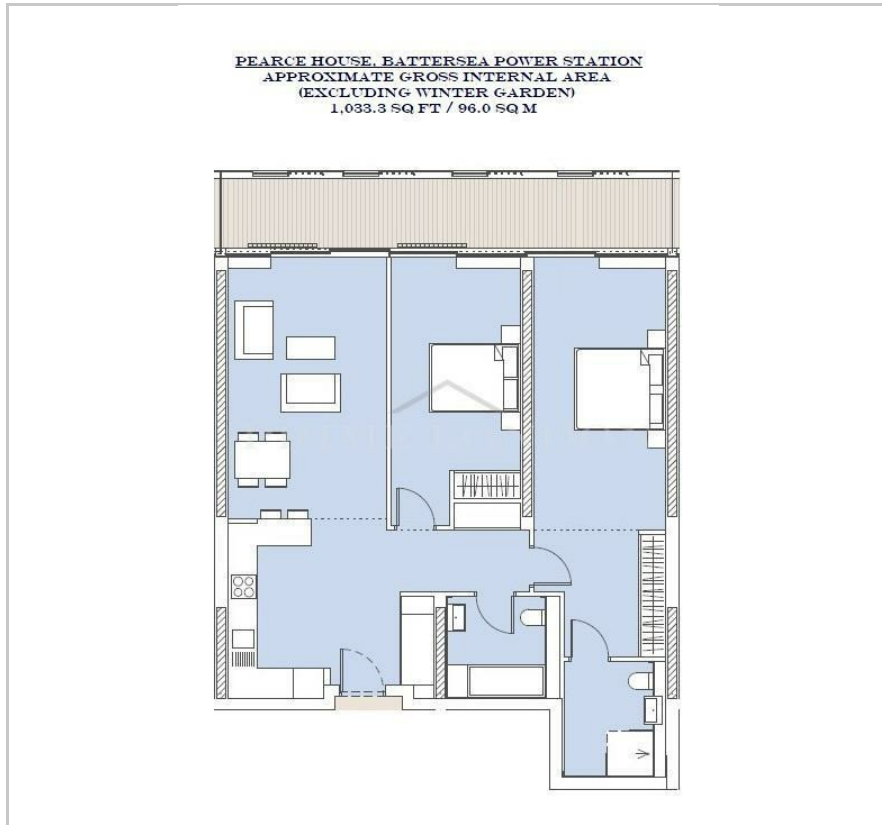


## Pearce House

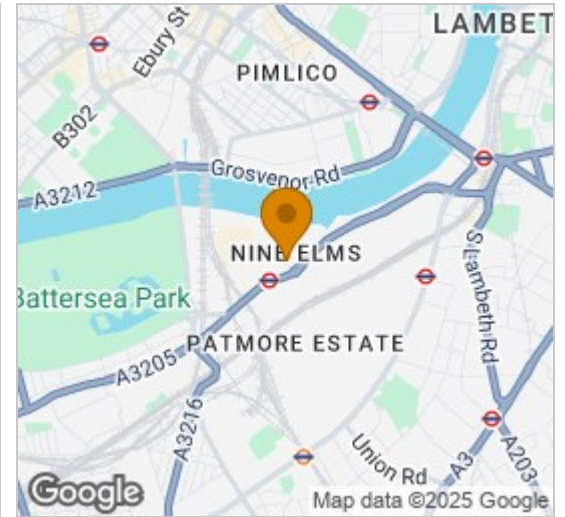
Battersea Power Station, Nine Elms, SW11 8ES

Asking Price £1,475,000

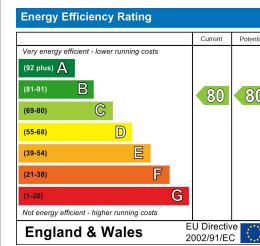
## Floor Plan



## 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.

- Large two bedroom two bathroom ■ 1,033.3 sq ft / 96.0 sq m apartment
- Winter Garden of 164.7 sq ft / 15.3 ■ Chain free and EWS1 compliant sq m
- Residents' cinema, games room, ■ Residents' gym, swimming pool meeting room and spa
- Direct views of the Power Station ■ 24 hour concierge

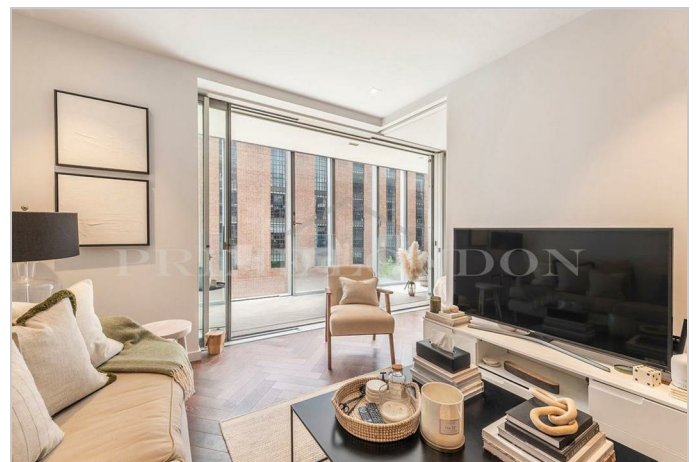
Large Internal Apartment of 1,033.3 sq ft / 96.0 sq m, and Private Winter Garden of 164.7 sq ft / 15.3 sq m.

Set in the sought after front facing position with excellent views of the Battersea Power Station, this well-presented and modern two bedroom apartment, next to the River Thames, Battersea Park and the brand new Northern Line underground station, is available for chain free sale through Prime London.

Finished to a very high standard throughout, and extremely well kept, this modern larger style property offers an impressive 1,033.3 sq ft / 96.0 sq m of living space. The apartment comprises a bright reception room with access to the full length private winter garden, an open plan and fully integrated kitchen, two well-proportioned double bedrooms with fitted wardrobes and two modern bathrooms (one of which is en suite).

The property also benefits from wooden flooring throughout and comfort cooling.

Resident facilities include a first class 24 hour concierge, on-site gym, swimming pool and spa, cinema, games room, meeting room and all day restaurant. Located next to the River Thames, this luxury apartment is ideally located for Chelsea, Battersea Park and the Nine Elms and Vauxhall tube and rail stations nearby.



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.

Palace View, 131 Lambeth Road, London SE1 7BT | 21 Grosvenor Gardens, Belgravia, London SW1W 0BP

Tel: 0207 928 6663 | 0207 052 1075 Email: Office@PrimeLondonResidential.com www.PrimeLondonResidential.com