

A LIVING LONDON LANDMARK



BATTERSEA POWER STATION

LIVE IN A LONDON LANDMARK (PHASE 2)

With chimneys that touch the sky, Sir Giles Gilbert Scott's design of the Power Station elevated what was a functional building to an Art Deco masterpiece.

Re-imagined by architects WilkinsonEyre with interiors by Michaelis Boyd, Battersea Power Station is a home framed by six million lovingly restored blocks. Home to the best of contemporary, modern life.

From 1930s elegance and opulence to contemporary clean lines, the Heritage interior palettes produce a seamless blend of old and new for a refined living space.



AMENITIES (PHASE 2)

RESIDENTS AMENITIES INCLUDE BUT NOT LIMITED TO:

- 6 exclusive residents lounges
- Concierge service available
- Access to private rooftop gardens
- Use of gym, pool and spa in Circus West



KEY FACTS (PHASE 2)

Architects – WilkinsonEyre

Developer – Battersea Power Station Development Company

Shareholders – S P Setia Berhad, Sime Darby Property Berhad, Employees Provident Fund & Permodalan Nasional Berhad

Interior Design – Michaelis Boyd

Local Authority – Wandsworth

Estimated Completion dates:

– Switch House West – Completed/Occupied

– Switch House East – Completed/Occupied

– Boiler House – Completed/Occupied

Tenure – Leasehold to expire on 12 December 3011



WHY LONDON?

FIRST CHOICE FOR BUSINESSES

Sitting at the nexus of European, Asian and U.S. time zones, the business opportunities in London are extensive and make it the easiest city to do business, attracting more European HQs than any other city. Battersea Power Station will be home to Apple's new London Campus, occupying 500,000 sq ft. of office space within the Power Station.

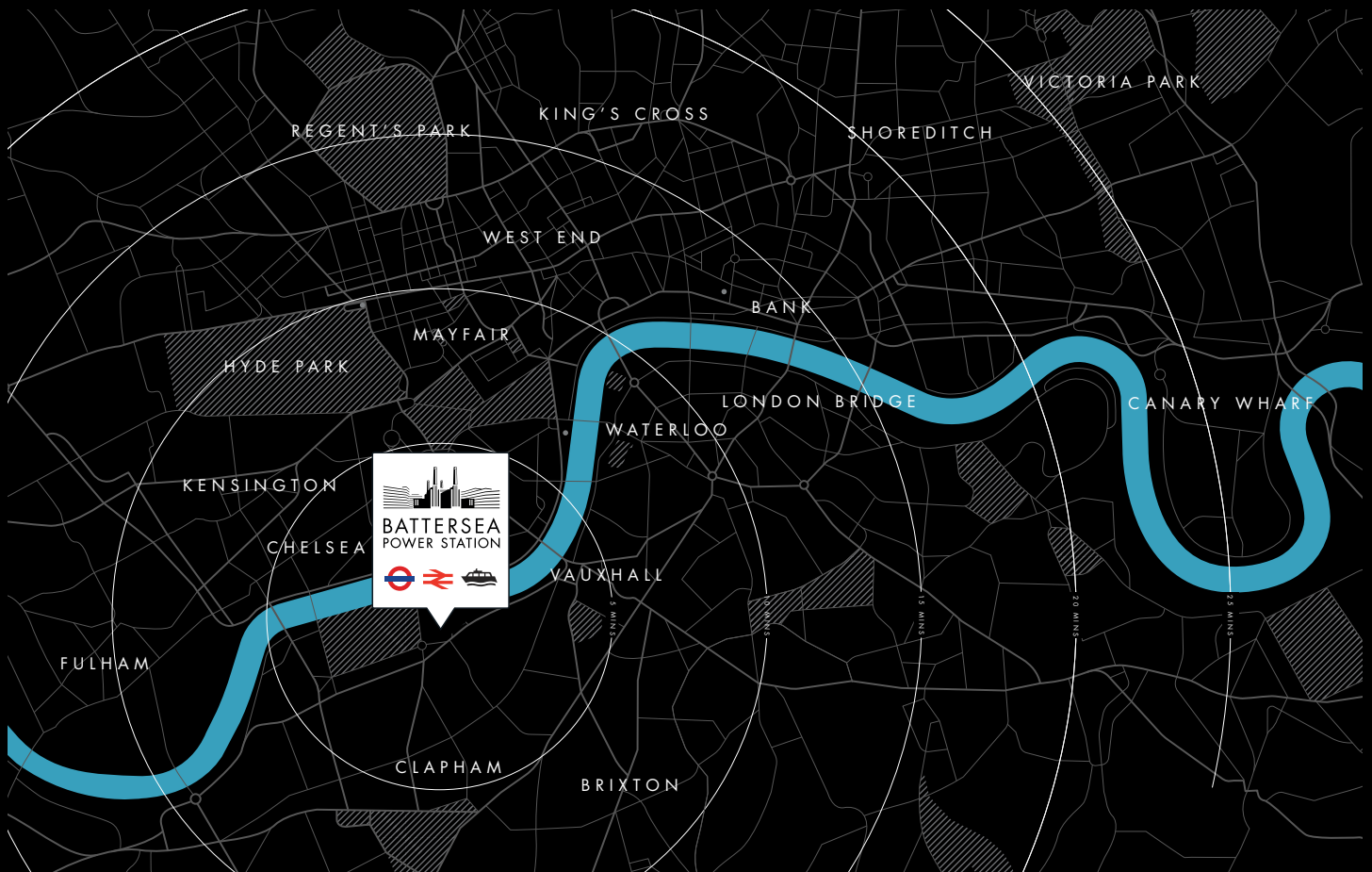
WORLD-CLASS TALENT

London businesses have access to a diverse and talented workforce. Among more than 4m workers you'll find 230 languages, tech specialists, 400,000 creatives and some of the world's best professional services partners.

BUSINESS FRIENDLY ENVIRONMENT

London has many advantages which make it the easiest city in Europe in which to do business. Benefit from flexible employment law and low-cost legal structures, entrepreneurs' visas and capital gains tax relief.

Source <https://business.london/invest/why-london>



ACCESSIBILITY

- Zone 1 Northern Line, London Underground station
- Uber Boat By Thames Clippers River Bus - 20 minutes to the City and 15 minutes to the West End
- Four of the UK's largest railway stations accessible within 10 minutes
- 36 minutes to London Gatwick Airport by train
- 45 minutes to Heathrow Airport by train
- Close to the best schools, colleges and universities in London

PROXIMITY

- Thames riverside living
- Away from main road traffic
- 12-minute walk to Chelsea and Sloane Square
- Direct access, 5-minute walk to 200 acre Battersea Park
- 800m from new U.S. Embassy

Travel times are approximate www.tfl.gov.uk



PAYMENTS AND FEES



GROUND RENT (Phase 2)

Peppercorn.

PARKING

Phase 2 – £100,000 per space.

Available to selected apartments only.

Service charge and ground rent of space TBC.

IDENTIFICATION REQUIREMENTS

Two forms of identification – one photographic (passport, driving licence) and one proof of residence (utility bill, bank statement dated within the last three months). Originals or certified copies are accepted (certification is less than three months old).

WARRANTY

- Two-year warranty on any defects/maintenance issues that may arise, which are not a result of wear and tear
- 10-year NHBC

PAYMENT PLAN

SWITCH HOUSE WEST & SWITCH HOUSE EAST

Reservation Fee of £5,000 (or equivalent local currency) payable upon reservation for apartments up to £3m; £10,000 for apartments £3m and above

10% of contract price on exchange (less reservation deposit)
90% (balance) payable upon completion

BOILER HOUSE

Reservation Fee of £5,000 (or equivalent local currency) payable upon reservation for apartments up to £3m; £10,000 for apartments £3m and above

10% of contract price on exchange (less reservation deposit)
90% (balance) payable upon completion

PAYMENTS AND FEES



ESTIMATED SERVICE CHARGE

Switch House West - £12.88/sq ft per annum.

Switch House East - £12.00/sq ft per annum.

Boiler House - £16.91/sq ft per annum.

Please note that this is an estimate only and may be subject to change. This does not include building insurance which will be billed separately and is subject to change (estimated £3.21 per sq ft per annum).

- Access to private resident gardens
- 24 hour concierge services
- Access to swimming pool and spa facilities
- Access to private resident lounges
- Access to private meeting rooms
- Access to private dining facilities
- Access to resident gym



GET IN TOUCH

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