

A PLACE
LIKE NO
OTHER

BATTERSEAPOWERSTATION.CO.UK



WELCOME TO LONDON'S NEWEST NEIGHBOURHOOD

Battersea Power Station is one of central London's largest, most visionary regeneration projects with one of the country's most well-known cultural and architectural landmarks – 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.

With a new Zone 1 Northern Line Underground station now open, Battersea Power Station is connected to all major transport routes across the city and beyond. Electric Boulevard, a new pedestrianised high street, brings 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.

Surrounded by a six-acre riverside public park, the Power Station itself is home to 254 apartments, office space including Apple's new 500,000 sq ft London office in the Boiler House, and the two turbine halls host 420,000 sq ft of retail and food and beverage space.

A stunning selection of apartments, townhouses and penthouses are available to buy now across three unique buildings.



BATTERSEA ROOF GARDENS

A HAVEN IN THE SKY
(PHASE 3A)

Calling Battersea Roof Gardens home means enjoying a haven of peace and quiet above the two floors of vibrant retail along Electric Boulevard below. Designed by Foster + Partners, the Roof Gardens create a unique green space in the sky. The roof itself has been designed by the visionary team behind New York City's High Line, James Corner Field Operations, in conjunction with LDA Design.

The Roof Garden homes are styled in a subtle 1930s theme inspired by the Power Station, with two finishes; Cloud and Steam.

BATTERSEA PROSPECT PLACE

A MODERN MASTERPIECE (PHASE 3A)

Living in Battersea Prospect Place is like calling an architectural masterpiece home. It's the first time acclaimed architect Frank Gehry has designed residential spaces in the U.K. and they are truly spectacular. The buildings all have access to a private garden, much like a traditional London square, and each home also has its own winter garden or terrace.

Gehry Partners has designed two palettes for the interiors of Prospect Place, L.A. and London.



AMENITIES (PHASE 3A)

- Concierge service available
- Access to private resident's lounge/club house, located in Battersea Roof Gardens
- Rooftop garden, designed by James Corner Field Operations, the visionary landscape designers behind New York City's High Line, in conjunction with LDA Design
- Podium level gardens between Battersea Prospect Place
- Secure underground parking for selected units

KEY FACTS (PHASE 3A)

Architects – Foster + Partners & Gehry Partners
Developer – Battersea Power Station Development Company
Shareholders – S P Setia, Sime Darby Property, Employees Provident Fund & Permodalan Nasional Berhad
Interior Design – Foster + Partners & Gehry Partners
Local Authority – Wandsworth
Completion date – Completed/Occupied
Tenure – Leasehold to expire on 12 December 3011



LONDON'S MOST POSITIVE INVESTMENT

The vision for Battersea Power Station is now becoming a reality, making it the perfect time to invest. The neighbourhood is already home to more than 2,500 people and over 100 businesses including wide variety of shops, bars, restaurants, leisure and entertainment venues, including a boutique hotel.

When the whole 42 acres are complete there will be more than 250 businesses as well as a community hub and medical centre.

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.

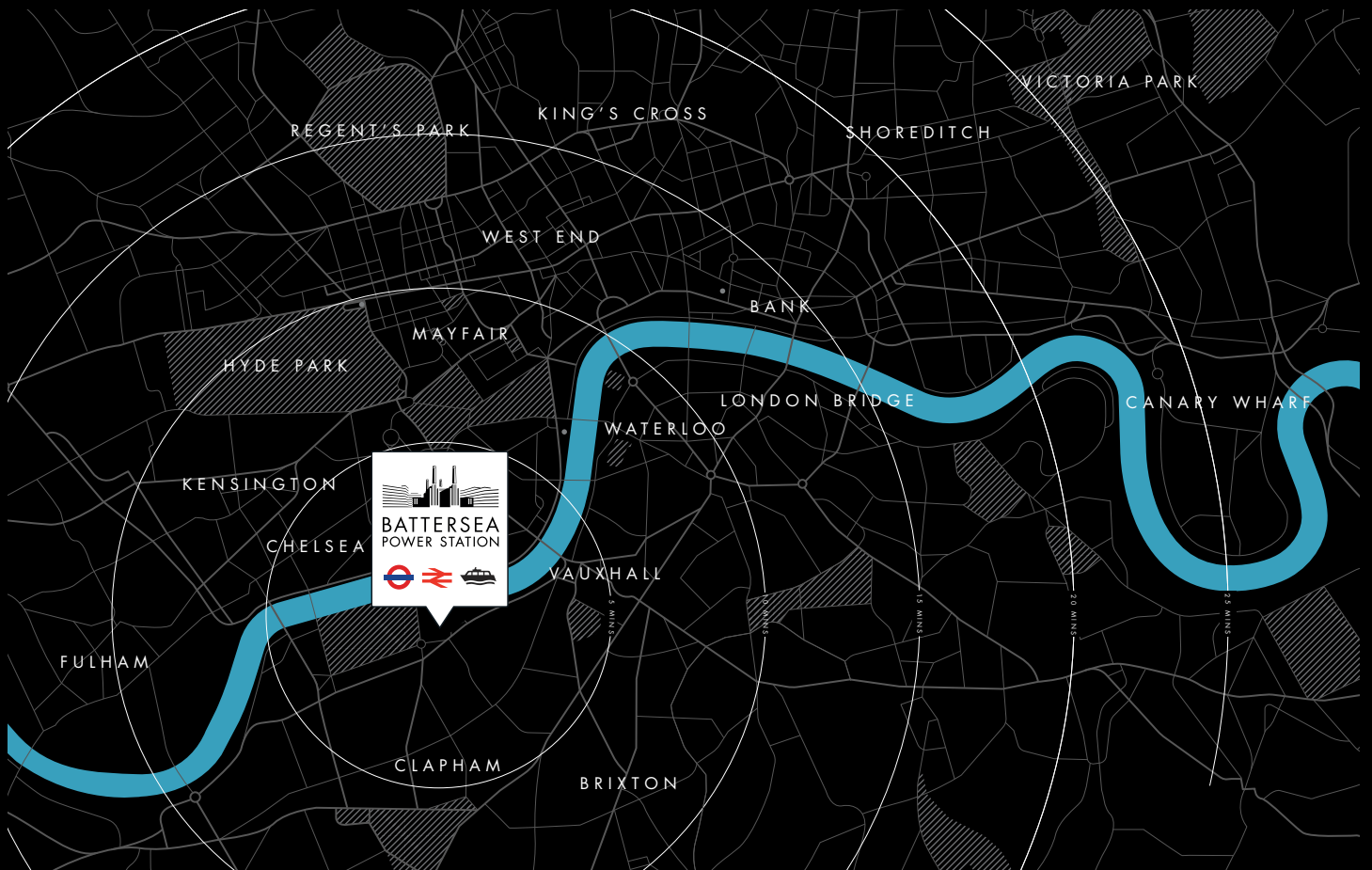
WORLD-CLASS TALENT

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 3A)
Peppercorn

PARKING

Phase 3A – £85,000 per space.
Available to selected units 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

GET IN TOUCH

Tel: +44 (0)20 7501 0678

Email: sales@batterseapowerstation.co.uk

Website: batterseapowerstation.co.uk

VISIT US

Battersea Power Station Marketing Suite
44 Electric Boulevard
Battersea Power Station
London SW11 8BJ

PAYMENT PLAN

Reservation Fee of £5,000 (or equivalent local currency)
payable upon reservation

10% of contract price on exchange (less reservation deposit)

90% (balance) payable upon completion

SERVICE CHARGE

Battersea Roof Gardens – £11.34/sq ft per annum.

Prospect Place – £11.19/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 £2.51 per sq ft per annum).



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