



Oakley House, Electric Boulevard, Nine Elms, SW11

Asking Price: £1,270,000

 Benham
& Reeves

Oakley House, Electric Boulevard, Nine Elms, SW11

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the eighth floor of Oakley House, this stunning apartment offers 860 sq. ft (approx.) of contemporary living space.

The open-plan reception area features a large living room with floor to ceiling windows affording plenty of natural light. There is access to a private winter garden, a spacious dining area and fully fitted kitchen. There are two generous bedrooms offering flexible accommodation to a young family or couple. The flat has two bathrooms, including one en-suite to the main bedroom and a separate utility room providing ample additional storage. The apartment is finished to a very high standard throughout and comes with wooden flooring and comfort cooling throughout.

The residents of Oakley House benefit from exclusive access to the roof terrace, the only residents' roof terrace within the Battersea Power Station development. Also available to the residents of Circus West is a private garden and a 5,000 sq. ft. private residents' club, designed by the renowned David Linley. Entered through a triple height lobby area, it is home to a private bar and private dining space, as well as a library, business centre, private cinema and a host of additional amenities for the benefit of residents. The iconic Grade II* listed Battersea Power Station building and surrounding area is being brought back to life as one of the most exciting and innovative mixed-use neighbourhoods in the world, a place for locals, tourists and residents to enjoy a unique blend of restaurants, shops, parks and cultural spaces. The developments will benefit from a variety of cafes, bars and restaurants, plus a selection of independent shops and boutiques, whilst also being just across the river from the fashionable shopping districts and eateries of Chelsea.

Oakley House is perfectly positioned beside Battersea Power Station Underground station (Northern Line, Zone 1).





Property Features:

- Two Bedrooms
- Two Bathrooms
- 8th Floor
- 860 Square Feet (Approx. Including Winter Garden)
- Private Spacious Winter Garden
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge, Residents' Lounge with Bar/Restaurant
- Screening Rooms, Gym and Pool with Spa Facilities on Site
- Battersea Power Station (Northern Line. Zone 2)



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OAKLEY HOUSE, BATTERSEA POWER STATION
 APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ.FT (79.9 SQ.M)
 (INCLUDING WINTER GARDEN 949 SQ.FT (88.2 SQ.M))



EIGHTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,270,000
Tenure:	Leasehold Expires 22/09/3021 Approximately 997 Years Remaining
Ground Rent:	£700.00 (per annum) for the year 2024
Service Charge:	£7,334.34 (per annum) for the year 2024
Anticipated Rent:	£4,500.00 pcm Approx. 4.3 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240159

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

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