

Asking Price: £1,270,000





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.

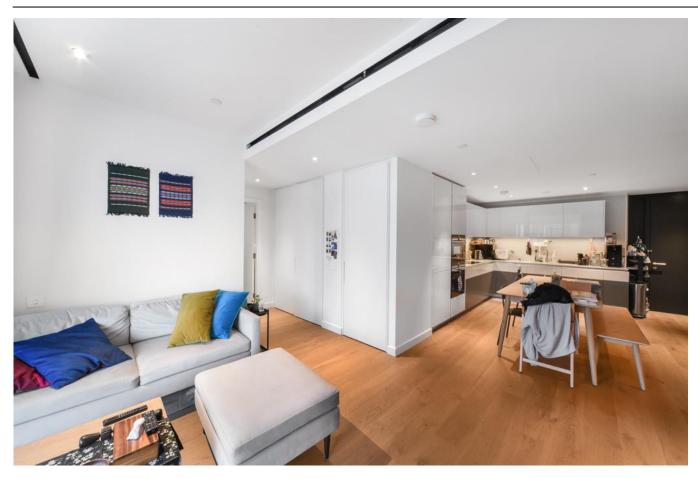
Oakley House is perfectly positioned beside Battersea Power Station Underground station (Northern Line, Zone 1).













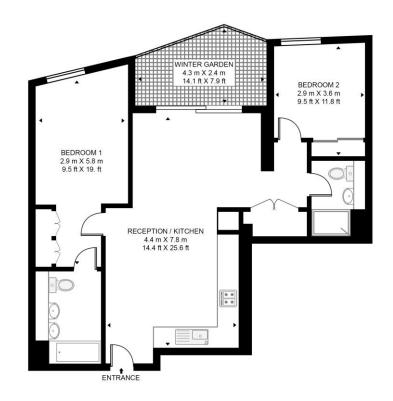
#### **Property Features:**

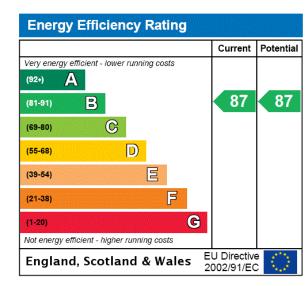
- Two Bedrooms
- Two Bathrooms
- 8th Floor
- 860 Square Feet (Approx. Including Winter Garden)
- Private Spacious Winter Garden
- Comfort Cooling and Wooden Flooring Throughout
- 24 Hour Concierge, Residents' Lounge with Bar/Restaurant
- Screening Rooms, Gym and Pool with Spa Facilities on Site
- Battersea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



#### **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)







#### **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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.







