

Beechmore House, Electric Boulevard, Nine Elms, SW11

Asking Price: £690,000

Benham & Reeves

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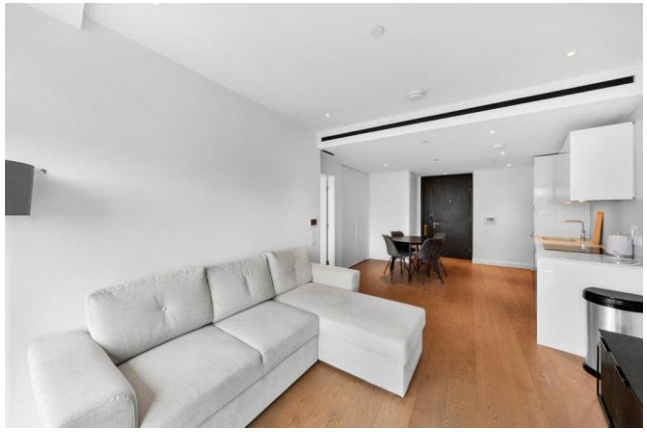
1 Bedroom 1 Bathroom Leasehold

A stunning one bedroom apartment in the iconic Battersea Power Station development. The apartment is set on the tenth floor of Beechmore House and spans a sizeable 554 square feet (approx.). The apartment is well designed throughout and comprises a luxury open-plan kitchen with a spacious living area. There is a double bedroom with a large fitted wardrobe area and a three-piece bathroom suite.

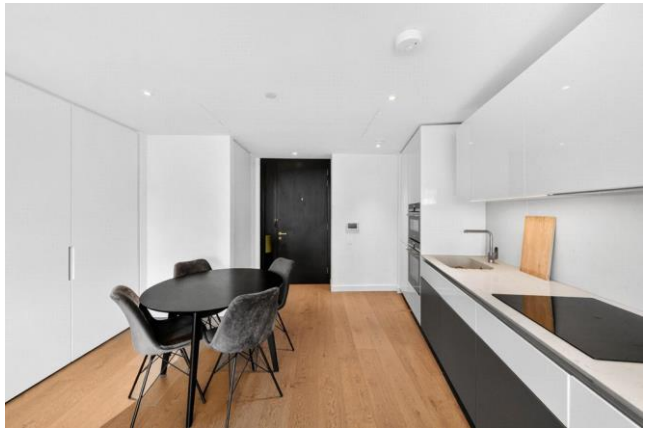
With the purchase of the apartment, you can enjoy the Riverhouse private club overlooking the River Thames with its bar, dining area, screening room, games rooms, a swimming pool and gym.

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 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.

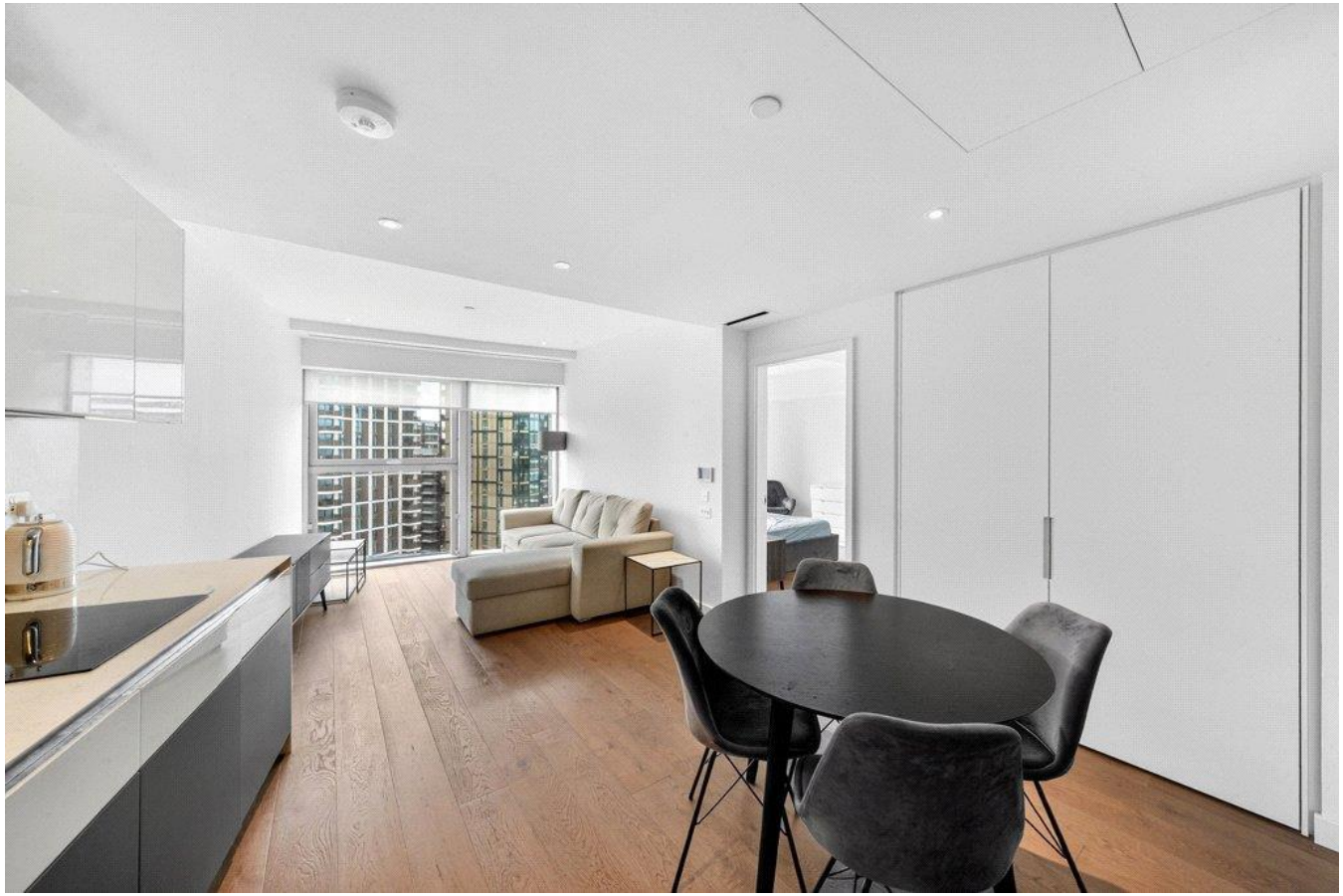
Location benefits include the new Battersea Power Station Underground station and a new parkland stretching from the power station down to Vauxhall, Battersea Park and Chelsea bridge giving residents a convenient short journey over the river to Chelsea.



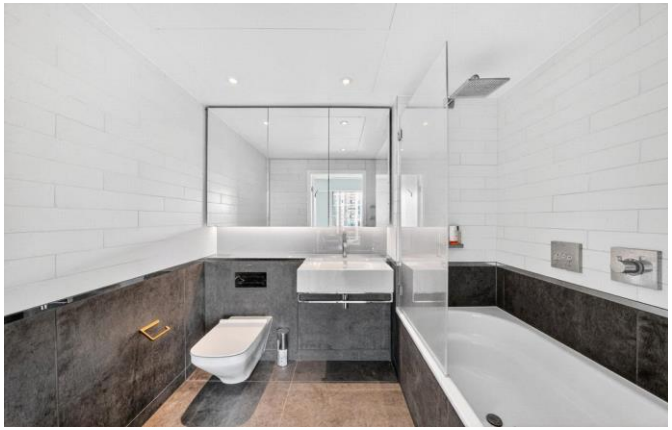




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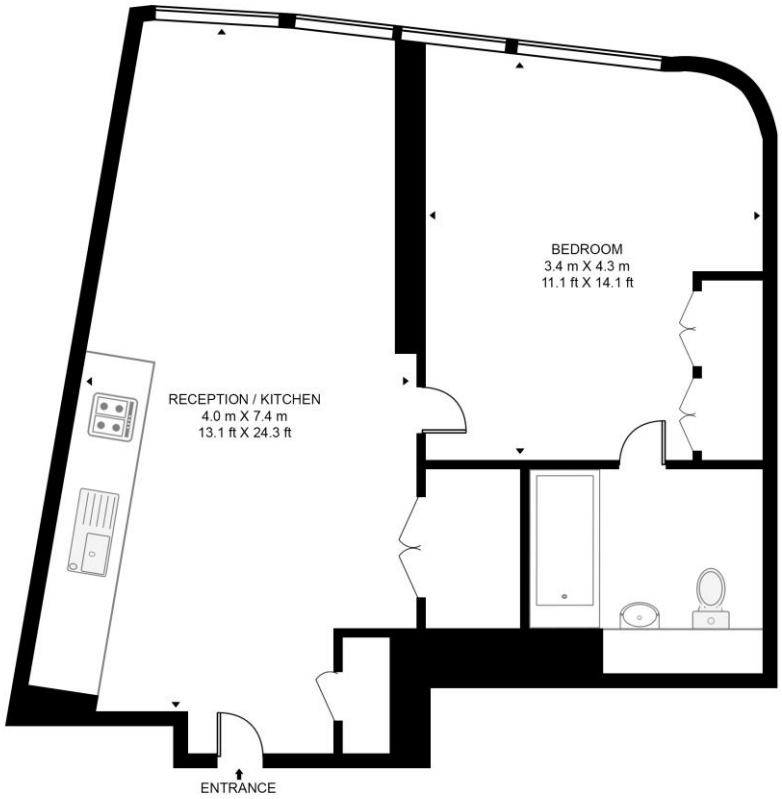
Property Features:

- One Bedroom
- One Bathroom
- Tenth Floor
- 554 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Lounge, 20 Metre Swimming Pool, Spa and Gymnasium
- Battersea Power Station (Northern Line, Zone 1)

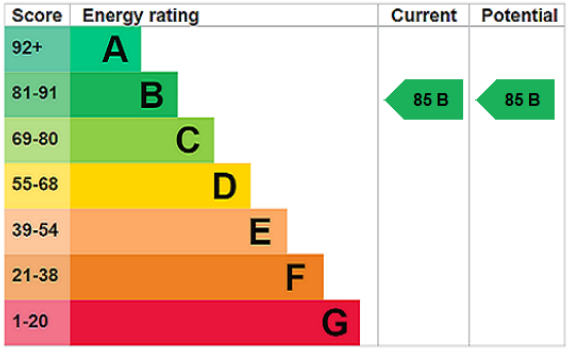
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BEECHMORE HOUSE, BATTERSEA POWER STATION

APPROXIMATE GROSS INTERNAL FLOOR AREA 554 SQ.FT (50.9 SQ.M)



TENTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

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

Asking Price:	£690,000
Tenure:	Leasehold Expires 12/12/3011 Approximately 985 Years Remaining
Ground Rent:	£100.00 (per annum) for the year 2026
Service Charge:	£7,142.76 (per annum) for the year 2026
Anticipated Rent:	£3,200.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: NIN260052

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