



10 Electric Boulevard, SW11

£4,500



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**Council
Tax Band F**

Immerse yourself in the vibrancy of modern living with this fully furnished mid-floor flat in the newly developed area around Battersea Power Station. Available now, this one-bedroom flat features top-notch amenities and a stunning view of London from its rooftop garden. Ideal for professionals or couples looking for an upscale urban experience.

Key Features:

- Bedroom: One spacious bedroom, perfectly designed for comfort.
- Bathroom: One contemporary bathroom complemented by modern fittings.
- Reception Area: Welcoming space for relaxing and hosting.
- Amenities: Floor heating, access to a sky lounge, cinema area, and a rooftop garden offering panoramic views of London.
- Furnishing: Comes beautifully furnished, ready to move in.

Location Benefits:

- Proximity to Transport: Just a 6-minute walk to Battersea Power Station, connecting you effortlessly to various parts of the city.
- Shopping and Dining: A 2-minute walk to Marks & Spencer for grocery needs, with cafes, pubs, and restaurants - also just a stone's throw away.

Additional Information:

- Availability: Now
- Energy Performance Certificate (EPC): Rated B for energy efficiency.
- Council Tax: Falls under Wandsworth, Tax Band F.
- Size: 839.59 sqft / 78 sqm offers ample space for living and entertainment.
- Property Type: Mid-floor flat ensures privacy and quiet.
- Pets are not permitted, maintaining a pristine environment. The flat does not accommodate shares, ensuring a peaceful and undisturbed living experience.

This property is more than just a home; it's a lifestyle enhancement with its modern amenities and exclusive features. Whether you're enjoying a film in the private cinema, unwinding in the sky lounge, or taking in the breathtaking views from the rooftop garden, this flat offers a unique living experience in one of London's most exciting new developments.

