



koda

at electric boulevard

battersea power station

Introducing koa – key information and facts

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 Wilkinson Eyre's Power Station to Foster + Partners' Battersea Roof Gardens and Gehry Partners' Prospect Place. With our very own 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, will bring 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 will 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.



koa at electric boulevard

Sitting at the southern end of the striking Battersea Roof Gardens and adjacent to The Power Station, is Koa; a collection of studio, one-bedroom and two-bedroom apartments with a contemporary edge, marking the final release of apartments in this impressive building.

Designed for the lifestyle-oriented resident, interiors are built around flexibility and adaptability, including dedicated workspaces where possible.

Apartments are full of character and excitement with fresh, modernist references bringing sophistication to the apartments, combined with top quality finishes and considerable natural light through the winter gardens and balconies.

Just 204 apartments are available; studio, 1-bedroom and 2-bedrooms, all benefiting from the newly created amenities available to the residents of Battersea Roof Gardens which include the following:



amenities

- Access to an 8,500 sq ft private residents' lounge and club house with cinema and private working space
- 2,500 sq ft residents' gymnasium
- One of the UK's largest private roof gardens(35,000 sq ft), designed by James Corner Field Operations, the visionary landscape designers behind New York City's High Line, in conjunction with LDA Design
- Secure underground parking for selected two-bedroom apartments
- 24 Hour concierge



key facts

Architects – Foster + Partners

Interior Design – Foster + Partners

Developer – Battersea Power Station Development Company

Shareholders – S P Setia, Sime Darby Property, Employees

Provident Fund & Permodalan Nasional Berhad

Local Authority – Wandsworth

Council Tax - TBC

Completion date – from Q4 2023

Tenure – Leasehold to expire on 3rd December 3011

ceiling heights

Floors 1-13: 2.6m in principal living rooms and bedrooms;
2.35m in other areas

Floors 14-15: 2.8m in principal living rooms and bedrooms;
2.55m in other areas



interior palettes

Interior palettes have been pre-selected for the apartments. There is a choice of two palettes:

dawn:

Taking inspiration from Foster + Partners' bright, linear architecture, the white kitchens and light stone tiling in the bathrooms provide a series of refreshing spaces.

dusk:

Dark kitchen cabinetry and stone tiling to bathrooms make a stylish statement and create signature features within the apartment that demand attention.

heating and cooling

Underfloor heating throughout apartment, comfort cooling to principal rooms

warranty

- Two-year warranty on any defects/maintenance issues that may arise, which are not a result of wear and tear
- 10-year NHBC Warranty





**london's most
positive
investment**

The vision for Battersea Power Station is now a reality, making it the perfect time to invest. The neighbourhood is already home to more than 2,000 people and over 20 businesses, with the Power Station itself and Electric Boulevard opening in Autumn 2022 further adding to this extensive offering. When the whole 42 acres are complete, there will be more than 250 shops, cafés and restaurants, along with a theatre, community hub, medical centre and hotel.

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, 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.

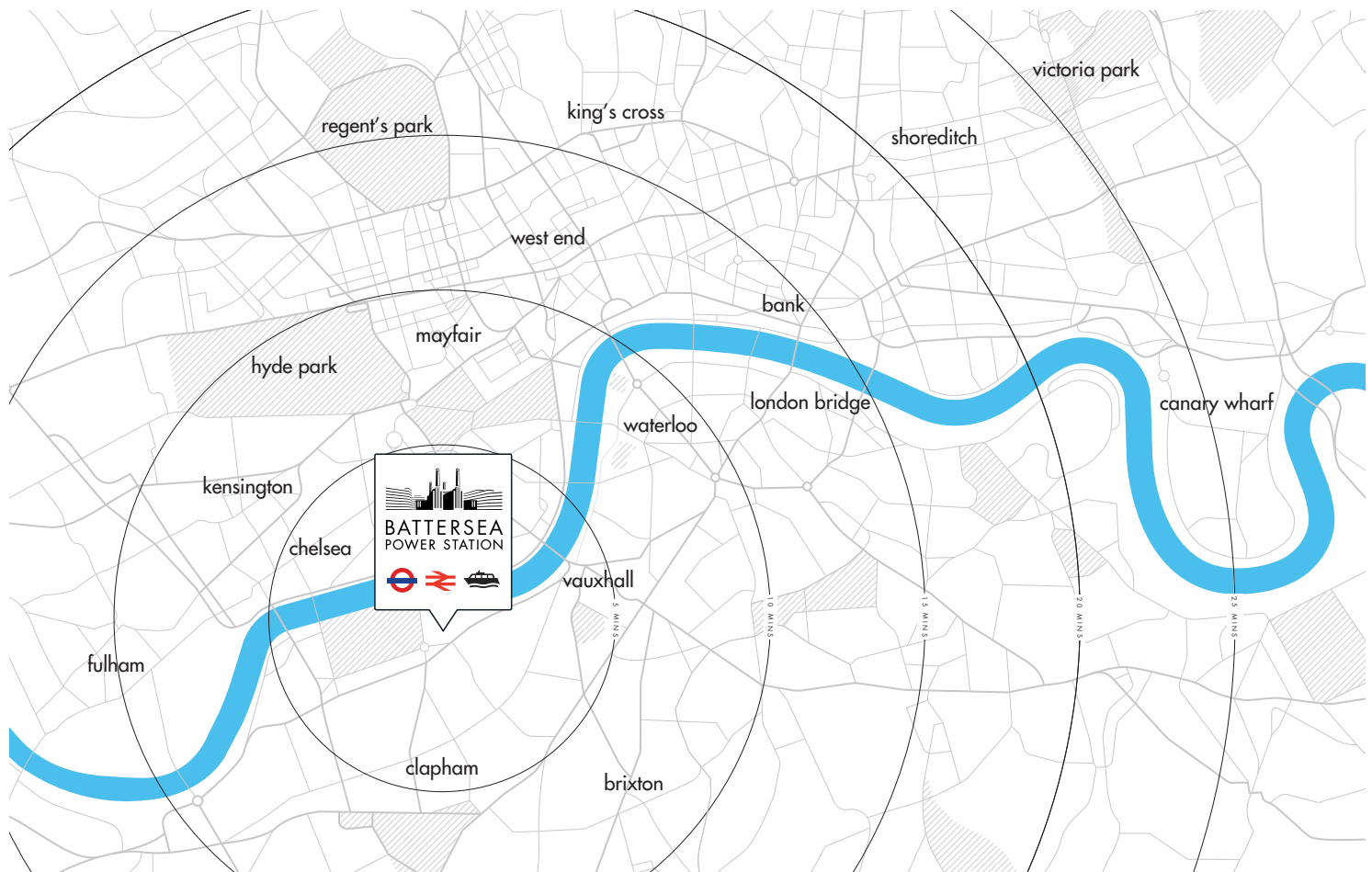
world-class talent

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 London Underground station now operational under 15 minutes to City and West End
- 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
- Within easy reach to the best schools, colleges and universities in London
- Thames riverside living
- 15-minute walk from Chelsea and Sloane Square
- Direct access, 5-minute walk to 200 acre Battersea Park
- 800m from U.S. Embassy





unit mix

Apartment Type	Available units	Price Range	Size (Range)
Studio	75	£560,000 - £960,000	389 - 555 sqft
1 bedroom	75	£850,000 - £1,730,000	538 - 858 sqft
2 bedroom	54	£1,265,000 - £2,150,000	779 - 1172 sqft

parking

Phase 3B – £85,000 per space (Right to Park licence). Available to selected units only by separate negotiation (24 in total). Service charge and ground rent of space TBC.

service charge

Estimated £10.90 per sq ft per annum. Please note that this is an estimate only and may be subject to change. Note: Insurance is included.

ground rent

Peppercorn.

estimated rents

Apartment Type	Range PW	Expected yield (range)
Studio	£475 - £550pw	3.00 - 4.99%
1 bedroom	£600 - £850pw	2.43 - 3.23%
2 bedroom	£750 - £950pw	2.22 - 3.25%

payments and fees

1. Reservation Fee of £5,000 (or equivalent local currency) payable upon reservation
2. 10% of contract price on exchange (less reservation deposit) within 21 days
3. 90% (balance) payable upon completion (estimated October 2023)

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).

Jones Lang LaSalle Investments Limited

7/F One Taikoo Place, 979 King's Road, Hong Kong

Tel: +852 3759 0909

Email: irp.hk@ap.jll.com

<https://internationalresidential.jll.com.hk/>



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