

# BATTERSEA ROOF GARDENS CORE 3B



LEVEL 06

3B.06.01

3 BED, 2 BATH  
1,207sq ft / 112.2sq m

WINTER GARDEN  
93sq ft / 8.6sq m

TOTAL AREA  
1,300sq ft / 120.8sq m



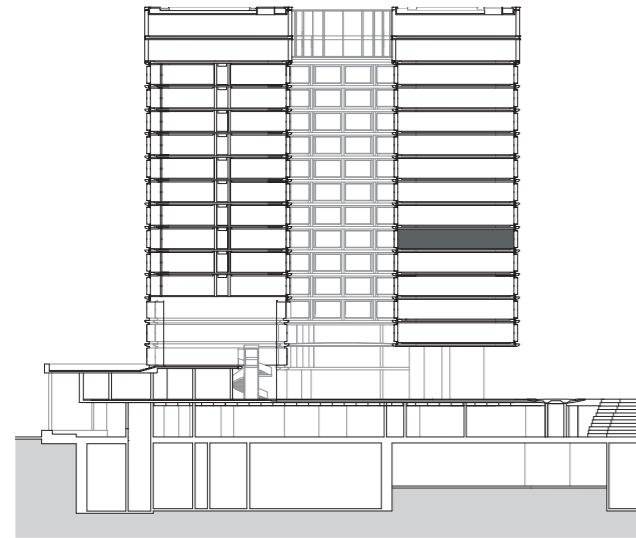
SCALE

0m 1m 2m 3m 4m

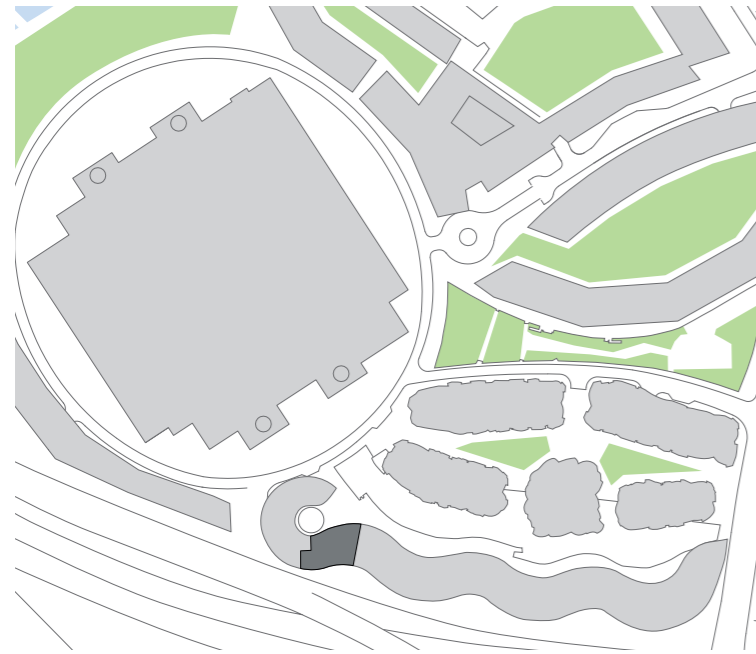
- |  |                   |  |                     |
|--|-------------------|--|---------------------|
|  | Winter Garden     |  | Electrical Cupboard |
|  | Balconies/Terrace |  | Tall Kitchen Units  |
|  | Wardrobe          |  | Riser Cupboard      |
|  | Washer/Dryer      |  | Mechanical Cupboard |
|  | Dryer             |  | Entrance            |

# BATTERSEA ROOF GARDENS

3B.06.01



BUILDING PLAN



SITE MAP

## FLOORPLATE



### MISREPRESENTATION ACT

This brochure and plans and any marketing material and the information contained in them does not form part of any contract, and while reasonable effort has been made to ensure their accuracy, this cannot be guaranteed and no representation or warranty is made in that regard and as such any representations or warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. The brochure and plans and any marketing material are for information purposes only and are disclosed to prospective purchasers without responsibility to the owner of the Battersea Power Station ("Seller") and are not intended to be relied on.

The Seller excludes all liability for any errors or omissions in this brochure and plans and any marketing material to the fullest extent permitted by law so that in no event will the Seller be liable for any losses sustained and arising out of or in connection with this brochure and plans and any marketing material. Nothing herein is intended and nor shall it be construed as an attempt by the Seller to exclude or limit liability for fraud or fraudulent misrepresentation or for any other liability which cannot be excluded or limited under applicable law.

Apartment and amenity designs, sizes and layouts are indicative only and may be subject to change. The Seller reserves the right to make changes in the interest of improving the overall development. The specification and plans of the apartments and amenities shown in this brochure and on the plans and any marketing material is the anticipated specification and plans as at the date of this brochure and the date any marketing material was prepared.

The specification listed or shown is designed specifically as a guide and the Seller reserves the right to amend the specification as necessary and without notice but to an equal or higher standard. The Seller reserves the right to replace specific brand-name items with market equivalent replacements of commensurate quality and subject to supply.

Any areas, measurements or distances shown in any text or plan are indicative only and are for information purposes only and may be different once actually constructed. Prospective purchasers and others should not scale from any of the drawings contained within this brochure and any marketing materials.

Computer Generated Images and photos are indicative only and cannot be guaranteed to represent the completed details of the development. Furniture shown in any Computer Generated Images and photos is not included in sales. Any reference to alterations to or use of any part of the development is not a statement, representation or warranty that any necessary planning, building regulations or other consent has been obtained. These matters must be independently verified by the prospective purchaser. Prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of any information given.

All sales that proceed with prospective purchasers remain subject to contract.

No person other than the Seller has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof) and accordingly any such representation warranty or guarantee is given entirely without responsibility of the Seller.

"Battersea Power Station" and the silhouette image of Battersea Power Station are registered trademarks of Battersea Project Land Company Limited.