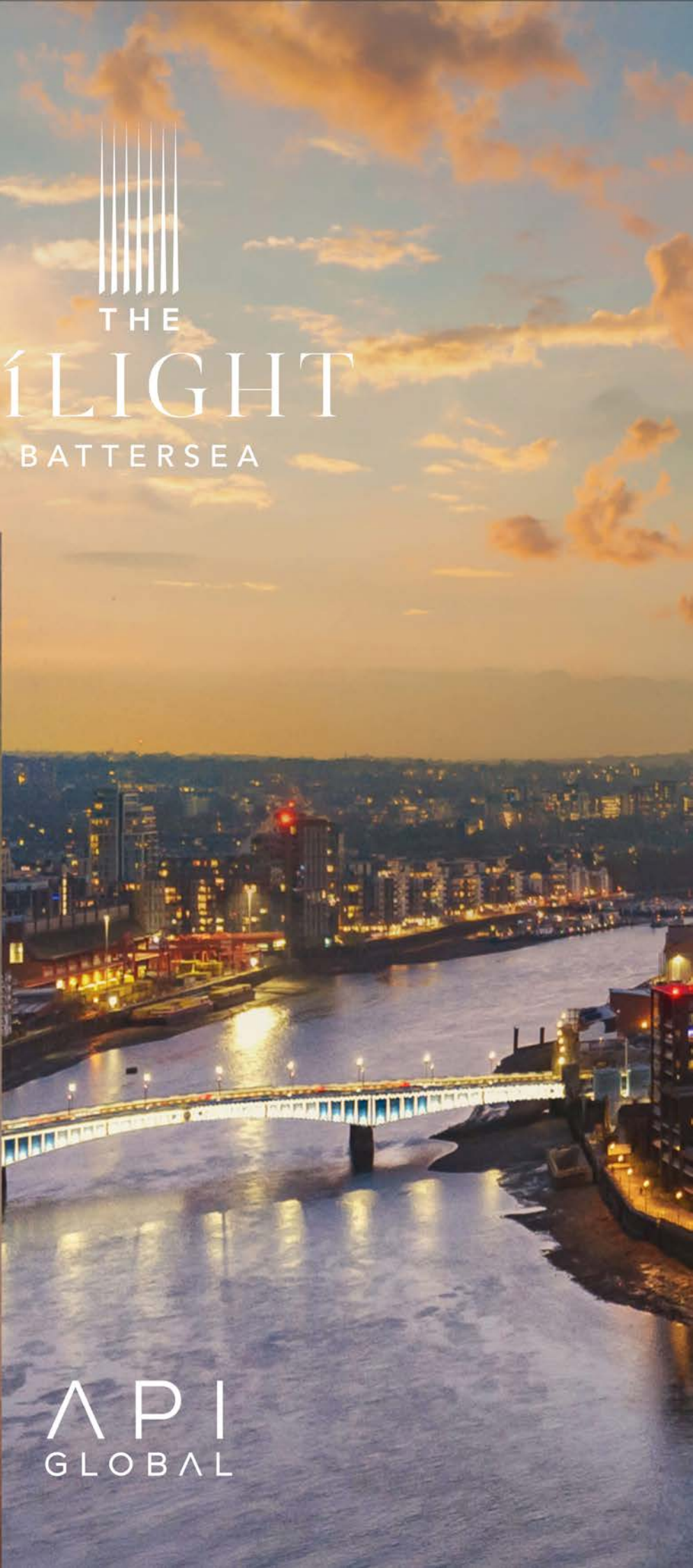




THE

HIGHLIGHT

BATTERSEA



API
GLOBAL



Soaring 24 storeys above the Thames, this exemplary, contemporary development of 1, 2 and 3-bedroom luxury residences is designed around your active, fashionable, urbane lifestyle. Combining effortless luxury with opulent finishing touches, its inspired, intelligent architecture creates a smarter, greener, more sustainable residence.

40
ONE BEDS

51
TWO BEDS

17
THREE BEDS

KEY FACTS

Developer:	Gheltmaco
Address:	99 York Road, Battersea, London
Estimated Completion:	Q2 2026
Number of units:	113
Expected Yield:	Net Yield Circa 5%
Lease Length:	999 Years
Ground Rent:	Zero
Service Charges:	Service Charge Est £7.15 psf



RIVERSIDE OPULENCE

THE PANORAMA GLIDES BY

The ever-changing London lights illuminate the breathtaking views for residents, reflecting off the Thames and striking every aspect of the structure. Standing upon the site of a former candle making empire, the sunset lit HiLight reveals the vista of your favourite capital.



Elevated living

A BETTER LIFESTYLE AWAITS

LOCATION



CHELSEA

VICTORIA

BATTERSEA SQUARE

WATERLOO

BATTERSEA PARK

THE CITY

BATTERSEA POWER STATION

THE HIGHLIGHT

NINE ELMS

CANARY WHARF

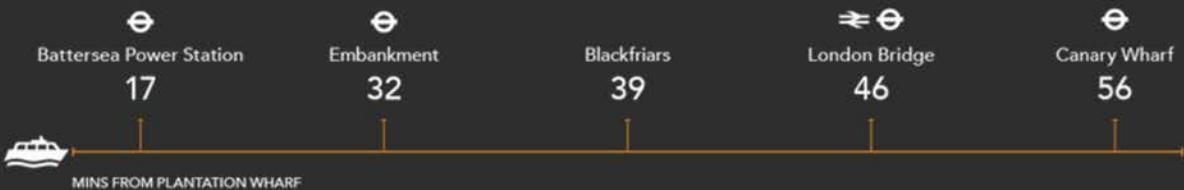
CLAPHAM JUNCTION

PLANTATION WHARF

LOCATED IN LONDON

'CLOSE TO EVERYWHERE'

It is merely a short, brisk walk to the transport gateway that is Clapham Junction, from which all of London and beyond is yours. Victoria, Waterloo, Gatwick: direct and in minutes. An altogether more elegant mode awaits at the adjacent Plantation Wharf. The Thames Clipper will whisk you along the city's original thoroughfare to elegant destinations and bustling connections. Be perfectly placed for work, weekends away and wild nights out.





LONDON LIFE

AMIDST GREENERY, DINING, RETAIL, SCHOOLS & COLLEGES...

Entertainment & Leisure

- 1 Everyman
- 2 Sambrook's Brewery Heritage Centre
- 3 DNA VR
- 4 The Clapham Grand
- 5 Theatre503
- 6 Cineworld

Parks & Outdoor Spaces

- 7 Clapham Common
- 8 Wandsworth Common
- 9 Wandsworth Park
- 10 Battersea Park
- 11 Bishops Park
- 12 Cremorne Riverside Centr

Casual Dining

- 13 Darby's
- 14 Stanley's
- 15 Sushi Moka
- 16 Flour To The People!
- 17 Indian Moment
- 18 Botanica Hall

Cafés

- 19 Joe & The Juice
- 20 Gail's
- 21 Pear Tree Café
- 22 District
- 23 Doppio Coffee Warehouse

Arts & Culture

- 24 Battersea Arts Centre
- 25 Saatchi Gallery
- 26 Kristin Hjellegjerde Gallery
- 27 Putney Arts Theatre
- 28 Wandsworth Art
- 29 Omnibus Theatre

Gastro Pubs

- 30 Le Gothique
- 31 The Alma Pub
- 32 Duke Of Cambridge
- 33 The Ship
- 34 Prince Albert
- 35 Cadogan Arms

Sports & Fitness

- 36 Chelsea Football Club
- 37 Harbour Club
- 38 Third Space Clapham
- 39 The Padel Yard
- 40 Gravity
- 41 Putt In The Park

Schools & Universities

- 42 Newton Prepar Atory School
- 43 Thomas's Battersea
- 44 Emanuel School
- 45 Imperial College London
- 46 Royal College Of Art
- 47 King's College London

Retail Therapy

- 48 Battersea Power Station
- 49 King's Road
- 50 Knightsbridge
- 51 Duke Of York Square
- 52 Northcote Road
- 53 Southside Shopping Centre
- 54 Pavilion Road

Fine Dining

- 55 Sinabro
- 56 Trinity
- 57 The No. 50 Cheyne
- 58 Chez Bruce
- 59 La Famiglia



LIVING SPACE



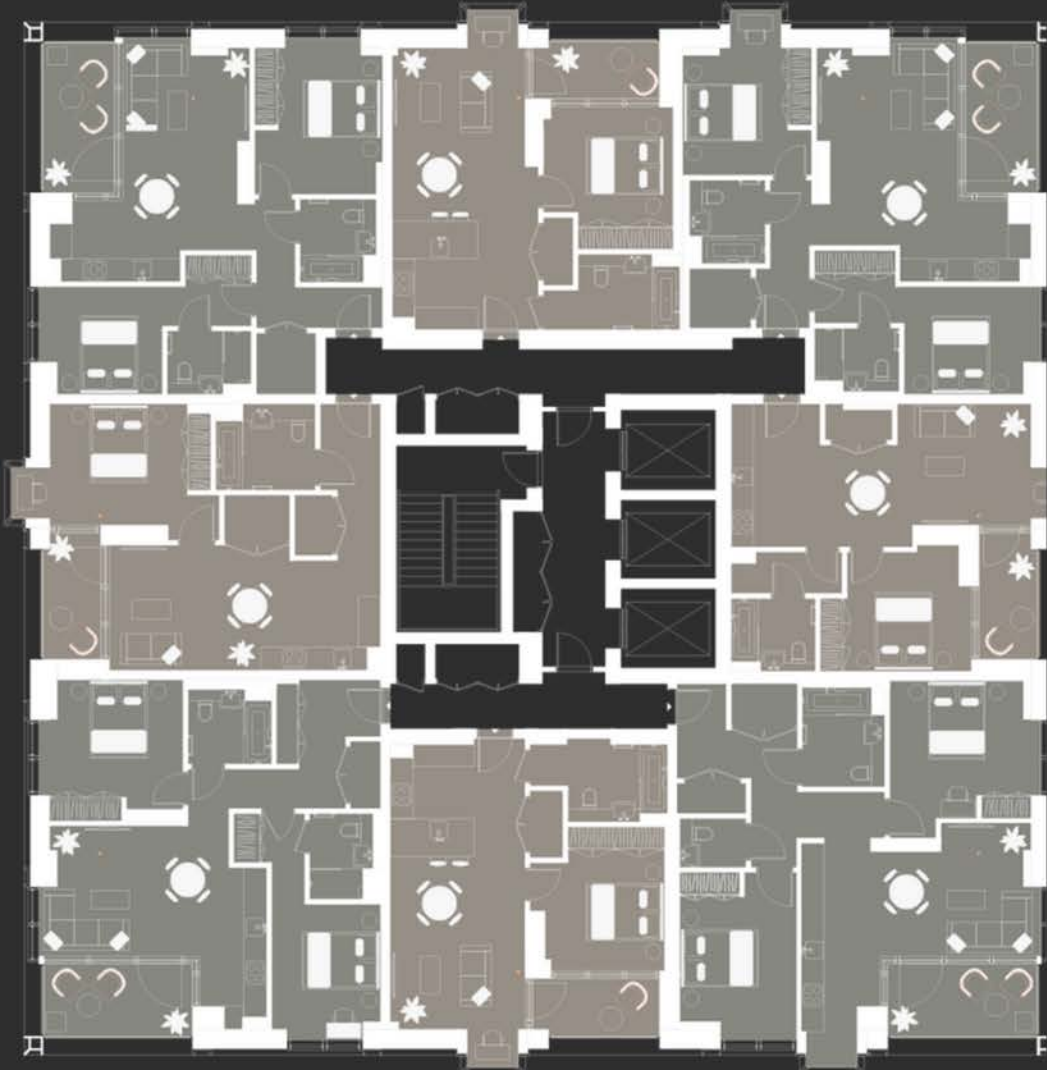
BEDROOM



KITCHEN

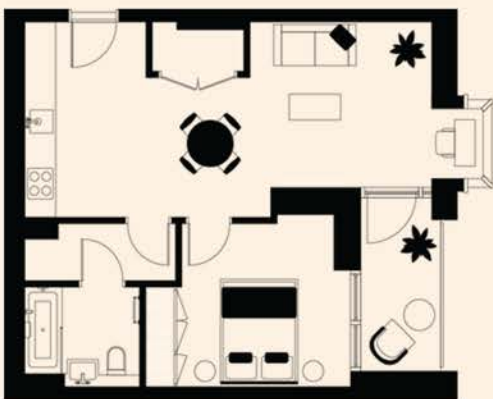


APARTMENT FLOORPLANS



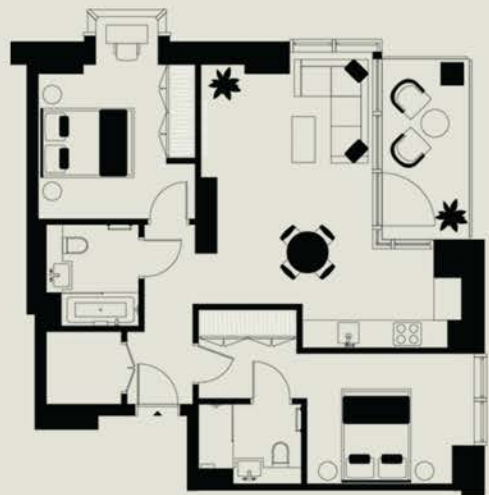


Type - 01.B



Unit 11.05
1 Bed
541 Sqft
£640,000
5.08% Yield

Type - 02.B



Unit 11.04
2 Bed
770 Sqft
£960,000
5.01% Yield



MEETING ROOM & WORKSPACES



FITNESS & WELLNESS STUDIO



CLUB ROOM



SKY BAR



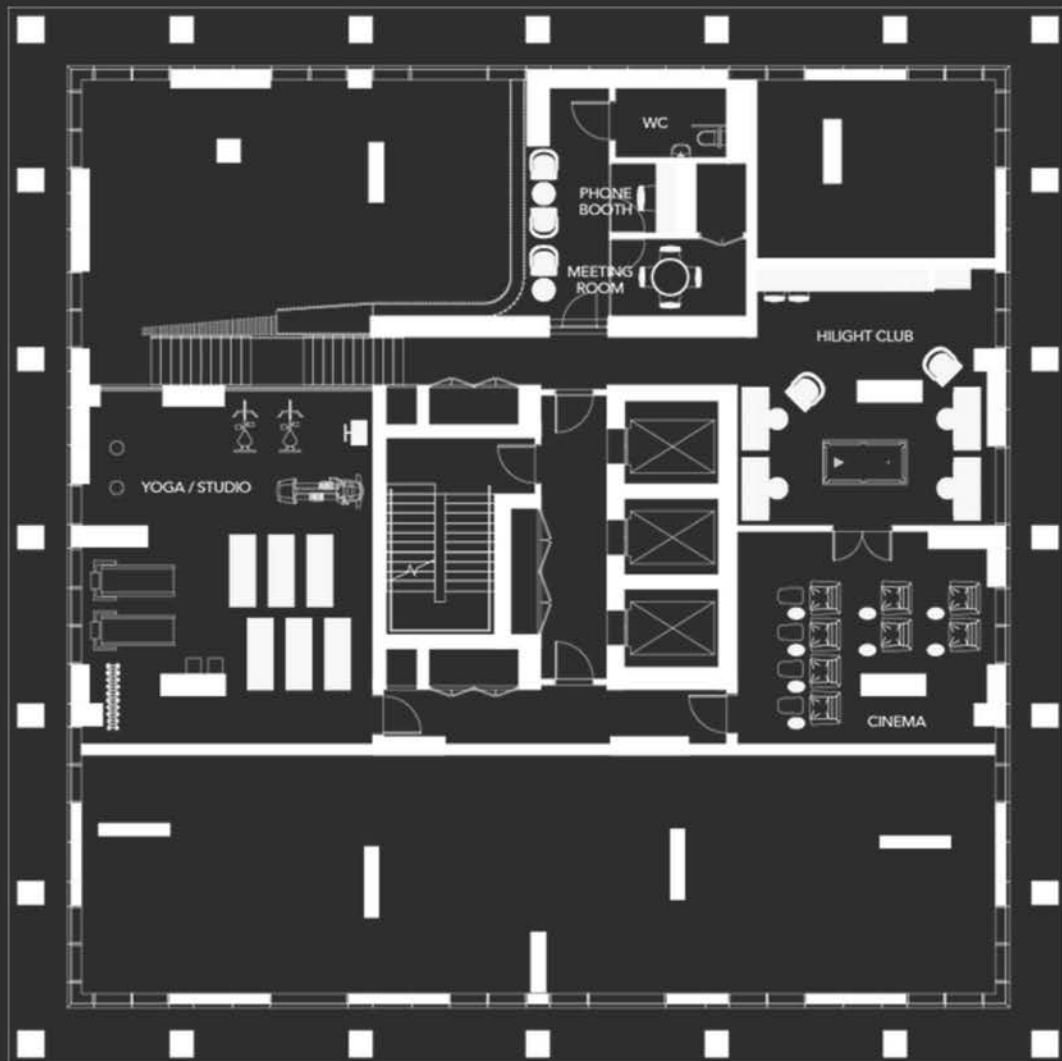
SENSORY GARDEN



CINEMA



AMENITIES FLOORPLAN

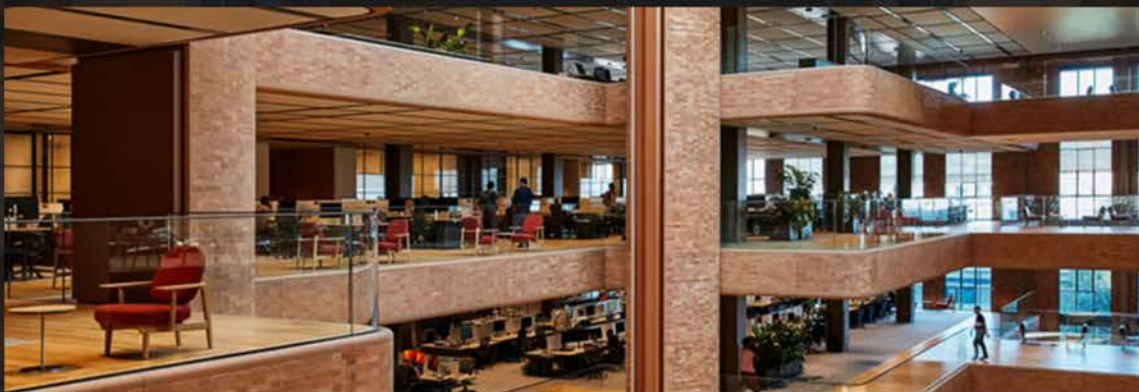


BATTERSEA REGENERATION

Situated opposite Chelsea, approximately one mile from the Houses of Parliament, the project boasts a **400m frontage along the River Thames** and is owned by a Malaysian consortium of investors.



The regeneration of Battersea has seen a massive investment of **£9 billion**, making it one of the largest redevelopment projects in London. The overall site covers an area of **42 acres (17ha)**, of which 18 acres is public space and six acres is used to create a riverside park. The redevelopment involves the construction of more than **3,000 new residential homes**, **500 affordable homes** and the **restoration of the power station** itself. It also includes the construction of a **new tube station**, **2.5 million square feet of office and retail space**, a library, a medical centre, and childcare facilities.



The **London Underground's Northern line** was extended to serve Nine Elms and the power station, branching off at **Kennington station**. Two stations, **Nine Elms station** and **Battersea Power Station station**, opened on 20 September 2021.

Redevelopment has created

over 17,000 jobs and is home to Apple's 500,000sqft London HQ where they house over 2000 staff

COMPARABLES



CODA, BATTERSEA, SW11 3JD - AVANTON - COMPLETED 2021

UNIT NO.	FLOOR	UNIT TYPE	SQFT	PRICE	£SQFT
73	10	2 BED	739	£930,000	£1,258
74	10	2 BED	775	£1,025,000	£1,323
75	10	1 BED	602	£680,000	£1,130
76	10	2 BED	987	£1,200,000	£1,216
77	10	2 BED	964	£1,170,000	£1,214
78	10	1 BED	573	£675,000	£1,178
79	11	2 BED	738	£940,000	£1,274
80	11	2 BED	774	£1,055,000	£1,363
81	11	1 BED	597	£695,000	£1,164
82	11	2 BED	987	£1,250,000	£1,266
83	11	2 BED	970	£1,315,000	£1,356
84	11	1 BED	568	£720,000	£1,268



WANDSWORTH MILLS, SW18 1TH - BERKELEY GROUP - COMPLETION Q1 2028

UNIT NO.	FLOOR	UNIT TYPE	SQFT	PRICE	£SQFT
118	3	2 BED	980	£1,080,000	£1,102
125	4	2 BED	1,014	£1,267,000	£1,250
133	5	2 BED	1,014	£1,279,000	£1,261
148	7	STUDIO	505	£595,000	£1,178
224	19	2 BED	1,008	£1,374,000	£1,363
224	22	2 BED	881	£1,312,000	£1,489
261	28	3 BED	1,376	£2,099,000	£1,525

SPECIFICATIONS

KITCHEN

- Grey laminate finish to base units with satin bronze metal accents to pull
- Grey laminate and fluted glass finish to wall units with concealed warm LED lighting within, above and below wall units
- White quartz stone worktop
- Undermount stainless steel sink with single lever mixer tap in brushed bronze finish
- Large format porcelain splashback

BATHROOM & ENSUITE

- Terrazzo effect porcelain and glazed mosaic tiles to wall areas
- Terrazzo effect porcelain floor tiles (non-slip)
- Composite stone vanity counter top with undermount white porcelain basin. Storage drawers with timber veneer finish below
- Matte black mixer tap
- Mirror-faced vanity unit with matte black metallic frame, integrated shelving and shaver socket
- Matte black metal framed bath and shower screens
- Matte black rain shower with matte black wall mounted hand shower
- Wall hung WC with concealed cistern, soft close seat and matte black dual flush plate
- White glazed steel fitted bath with marble effect quartz stone panel
- Heated towel rail in matte black finish
- Accessories include robe hook and toilet roll holder in matte black finish

INTERIOR FINISHES

- High quality engineered white washed oak flooring throughout
- Painted skirting throughout
- Oversized dark stained timber veneer entrance door with satin bronze ironmongery
- Oversized doors throughout with satin bronze ironmongery
- Off-white painted walls
- Typical ceiling heights of 2.6m to living areas, kitchens and bedrooms. 2.4m ceilings to circulation areas, dressing areas and bathrooms
- Provision for window dressing
- Grey profiles to all windows
- Outdoor porcelain floor tiles to all balconies

WARDROBES

- Fitted wardrobes with dark stained timber veneered doors
- Internal fittings to include a high level shelf, hanging rail and concealed automatic LED lighting
- Knurled ironmongery in satin bronze finish

HEATING & COOLING

- Hot and cold underfloor heating/cooling throughout all residences
- Mechanical fresh air supply to living rooms and bedrooms
- Exhaust Air Heat Pumps



GHELAMCO

INTERNATIONAL REAL ESTATE INVESTOR & DEVELOPER

35Yrs

Track Record

64

Ongoing Projects

45%

Solvency

1.4M

SQM Developed

Founded in 1985 in Belgium and managed by the Gheysens family, this leading real estate developer delivers high-quality, sustainable projects with a lean structure. Committed to ESG excellence, it targets a 50% CO2 reduction by 2026. With an integrated in-house model, its diverse portfolio spans office and residential properties in Belgium, Poland, the UK, and France.

€97M

Operating Result

€1172M

Total Equity



PORTFOLIO

End-market segmentation

- 67% office
- 15% residential
- 1% retail
- 11% hotel
- 3% leisure
- 3% other



Development types

- 79,97% investment property
- 19,78% property development inventories
- 0,24% assets classified as held for sale

