



*Lumiere
Edition*

**New
Mansion
Square**

BATTERSEA SW8



FEEL THE ENERGY

When you think of life in London, what comes to mind? Relaxed riverside strolls. Lazy picnics in a park. Long afternoons spent at a gallery with friends. A weekend taking in a show. The buzz of a traditional pub. Whatever you're into, Battersea has it all. With a prime riverside location, thriving community, and unrivalled connections to the capital, this is the place to be.

Here's 10 reasons why you should call Battersea home...

1

SWITCH YOUR TASTE BUDS ON

Street food pop-ups, Michelin star dishes and traditional pub grub; you'll find it all on the menu here. With over 50 world-class cafés, bars and signature restaurants to choose from inside the Power Station, on the riverside and along Electric Boulevard, Battersea is a haven for food enthusiasts.

Wright Brothers



Feel the flavour



Aspen & Meursault

ASPEN & MEURSAULT
Westbridge Road

ARCADE FOOD HALL
Battersea Power Station

BRINDISA TAPAS
Circus West Village

DISHOOM
Electric Blvd

FIUME
Circus West Village

HUMBLE GRAPE
Battersea Rise

MEGAN'S AT THE POWER STATION
Circus West Village

TASHA'S
Battersea Power Station

TONKOTSU
Arches Lane

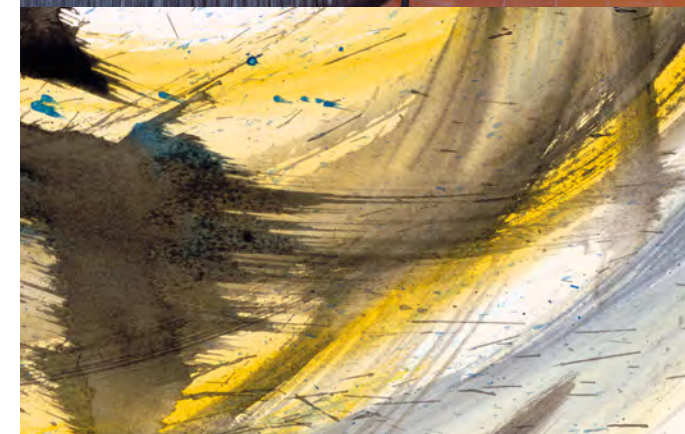
TOZI
Electric Blvd

VAGABOND
Battersea Power Station

WRIGHT BROTHERS
Circus West Village



Brindisa Tapas



2

ELECTRIC NIGHTLIFE

With a host of bars and entertainment venues to discover, Battersea is a firm favourite for London nightlife south of the river.



The Alchemist



Battersea

Feel the vibe

Battersea Power Station is home to a mix of late night entertainment; belt out your best tune in the BAO Karaoke bar, challenge your mates to a shuffleboard competition over a sourdough pizza at Bounce, head to an evening exhibition at Battersea Bookshop, or dance the night away at one of Lift 109's DJ sets with panoramic views of the London skyline. Stretching across to Clapham you'll find a number of cocktail and wine bars and traditional pubs for that after work tittle.

THE ALCHEMIST
Ponton Road

BAO KARAOKE
Battersea Power Station

BE AT ONE
Battersea Rise

BOUNCE
Battersea Power Station

BIRDIES
Arches Lane

LIFT 109
Battersea Power Station

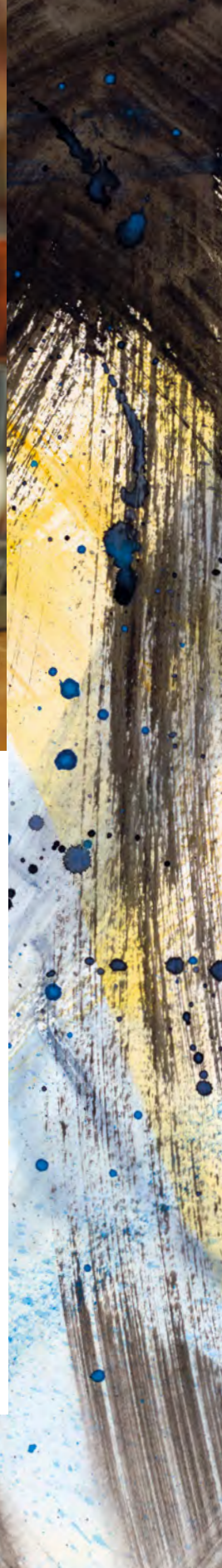
DNA VR
Arches Lane

DUKE OF CAMBRIDGE
Battersea Bridge Road

JOIA BAR & ROOFTOP
Battersea Power Station

THE LIGHTHOUSE
Battersea Park Road

LOST SOCIETY
Battersea Park Road



RETAIL BUZZ

Quirky boutiques or big name brands, whatever your shopping style you'll find it here.



Battersea Power Station is home to over 140 shops including high street favourites and high-end retailers such as Apple, Nike and Ralph Lauren. In the heart of Battersea discover Northcote Road with its attractive Edwardian and Victorian architecture, eclectic mix of shops, and weekly market that offers up all sorts from local traders, from jewellery and clothing to arts and crafts. There's even an indoor antique market down the road where you can try your hand at uncovering some hidden gems. For a more relaxed shopping experience check out Battersea Square with its smaller independents and artisanal hangouts.

**BATTERSEA
POWER STATION**
Nine Elms
SW11 8DD

**BATTERSEA
FLOWER STATION**
Battersea Park Road
SW11 3BX

**BATTERSEA
SQUARE**
SW11 3RA

**NORTHCOTE
ROAD ANTIQUES
MARKET**
SW11 6QB

**NINE ELMS
MARKET**
Nine Elms Lane
SW8 5AL

SLOANE SQUARE
Chelsea SW1

**VICTORIA
SHOPPING
CENTRE**
SW1W 9SJ



4

HIGH VOLTAGE PERFORMANCES

Battersea's eclectic heritage, dynamic community and vibrant cultural scene make it a special place to be.



Cinema in the Arches



Turbine Theatre

There's always something to see and do; contemporary galleries, historic landmarks, independent theatres and a packed events calendar means this is a hub of activity all year round. The iconic Battersea Power Station is now a major shopping and dining destination and includes London's first art'otel as well as a boutique cinema and the Turbine theatre. With spaces dedicated to arts and culture including galleries, pop-up exhibitions, and public art

installations, the Power Station is reflective of the wider arts scene. Elsewhere you'll find the Battersea Arts Centre, which has been home to world-class theatre performances for over 50 years, and other community favourites such as the Grade II restored Pump House Gallery, and the Olivier award-winning Theatre503, known for its commitment to new writing and emerging talent.

PUMP HOUSE GALLERY
Battersea Park

BATTERSEA ARTS CENTRE
Lavender Hill

THEATRE 503
Battersea Park Rd

CINEMA IN THE ARCHES
Battersea Power Station

TURBINE THEATRE
Arches Lane

5

RECHARGE YOUR BATTERIES

With so much green space on your doorstep, it's easy to forget you're just moments away from the hustle and bustle of the city.



Feel the zen

Hop on your bike or take a leisurely stroll in a park, try for a new pb on a riverside run, or simply sit back and relax in one of the gardens; whatever pace of life you're looking for you'll find it here. The most famous of the outdoor spaces is Battersea Park, which is just a 15-minute walk away. Explore over 200 acres of stunning Victorian parkland including wild woods, landscaped pathways, a boating lake, and a zoo. And there are plenty of other places to enjoy a breath of fresh air or a picnic pit stop.

BATTERSEA PARK

**BROCKWELL
PARK**

**CHRISTCHURCH
GARDENS**

**CLAPHAM
COMMON**

**FISHPONDS
PLAYING FIELDS**

**WANDSWORTH
COMMON**

5

One of the biggest pulls to living in Battersea is the proximity to the river. Riverside running routes and waterside walkways make this one of the most attractive places to settle in London.

Feel the flow

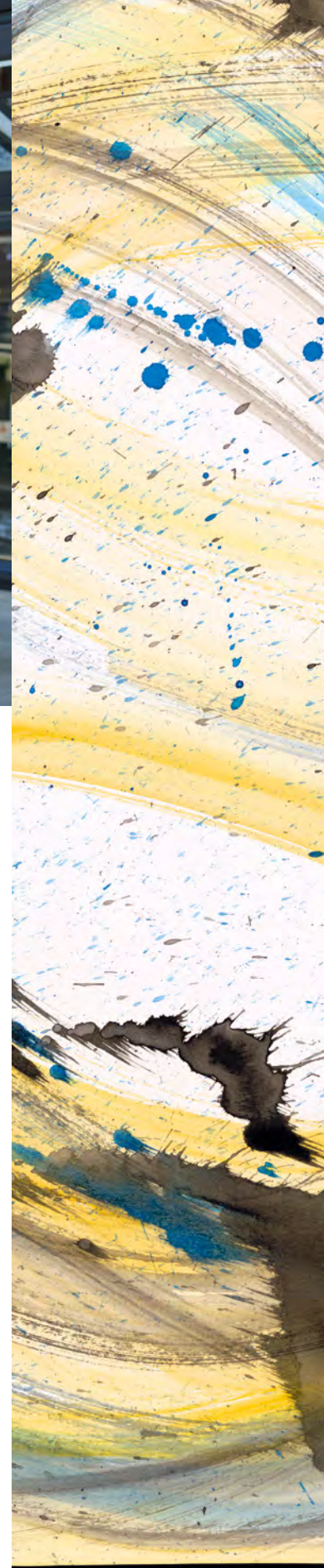


Whether it's enjoying a drink with a view of the water or diving in to explore it for yourself, there's plenty happening. A variety of activity companies offer watersports - from guided paddleboarding tours to kayaking adventures, and there are a number of community clubs you can get involved with too. Not only does it make living here exciting, it's also been scientifically proven that living near water can improve your overall health and wellbeing. Marine Biologist Dr Wallace J. Nichols coined the term Blue Mind, which describes the 'mildly meditative state characterised by calm, peacefulness, unity and a sense of general happiness and satisfaction with life in the moment.'

**BATTERSEA
CANOE CLUB**
Clapham Manor
Street

BLUEBIRD BOATS
Battersea Park

**UBER BOAT
THAMES CLIPPERS**
Battersea Power
Station



KINETIC ENERGY

Known for its wide open green spaces and connection to nature alongside an up and coming wellness scene, Battersea has become a hub for those wanting to live an active lifestyle in the city.



Boom Cycle



From state-of-the-art gyms and wellness classes to picturesque parks and cycling routes, movement is part of everyday life here. And whether you're into slow Yoga sessions or lively HIIT workouts, you're spoilt for choice. Battersea Park Millennium Arena offers a modern gym with a packed fitness class schedule, 19 floodlit tennis courts, a running track and five brand new Padel courts. There's a sauna too so whether you're working hard for your sweat (or not) they have you covered. F45 Training Battersea Park is popular with locals, with classes that combine strength training, cardio and functional exercises. And there's also a number of Yoga and Pilates studios nearby to help you stretch away the day.

BMF URBAN
Circus West Village

BOOM CYCLE
Arches Lane

F45
Queenstown Road

GO APE
Battersea Park

MMA DEN
Gladstone Court

REFORMCORE
Arches Lane

ROCKET PADEL
Circus Road East

THIRD SPACE
Prospect Way

VAUXWALL WEST CLIMBING CENTRE
Vauxhall

VANMOOF
Circus Road West

7

BE PART OF THE BUZZ



Feel the moment



Glide



With a packed calendar of events happening all year round and a variety of entertainment venues to discover, you're bound to find something that sparks your interest at Battersea Power Station.

UPCOMING

GLIDE AT BATTERSEA POWER STATION
Nov - 5 January

BATTERSEA LIGHT FESTIVA
Late Jan - Late Feb

BATTERSEA GAMES
Summer 2025

ALWAYS ON

OFFICIAL GUIDED TOURS

LIFT 109

AFTERNOON TEA IN JOIA BAR

WRIGHT BROTHERS - OYSTER MASTERCLASS

BRIGHTER LIVING

Whether it's work, rest or play, you can relax knowing everything you could ever need is right here.

The tranquil central garden square provides the perfect space to recharge while the convenient coworking spaces make working-from-home days a breeze. From the on-site concierge service to the communal residents' lounge and screening room; everything has been thoughtfully designed with everyday life in mind.



**LANDSCAPED
COMMUNAL
PODIUM GARDEN**



**COMMUNAL
RESIDENT'S
LOUNGE**



**BOOKABLE
SCREENING
ROOM**



CONCIERGE



Feel the attention to detail

Computer Generated Image is indicative only and subject to change



Resident's Lounge

Computer Generated Image is indicative only and subject to change



Concierge

Screening Room



Computer Generated Image is indicative only and subject to change

SUPERCHARGE VALUE

With its improved transport connections, thriving social scene, investment into infrastructure, and rise in employment opportunities it's no surprise Battersea prices are on the up.

“

It's a 10/10
apartment, the
quality here is
exceptional

EKTA, HOMEOWNER
AT NEW MANSION
SQUARE

Feel the growth



WHY RENT WHEN YOU COULD BUY A HOME THROUGH SHARED OWNERSHIP?



Renting a new build apartment near New Mansion Square

1-Bedroom apartment average
monthly rental prices* within
½ km of New Mansion Square

£2,673pcm

vs



Buying through Shared Ownership at New Mansion Square

1-Bedroom apartment
(23 Billington Mansions,
including estimated monthly
mortgage repayments)*

£1,723pcm

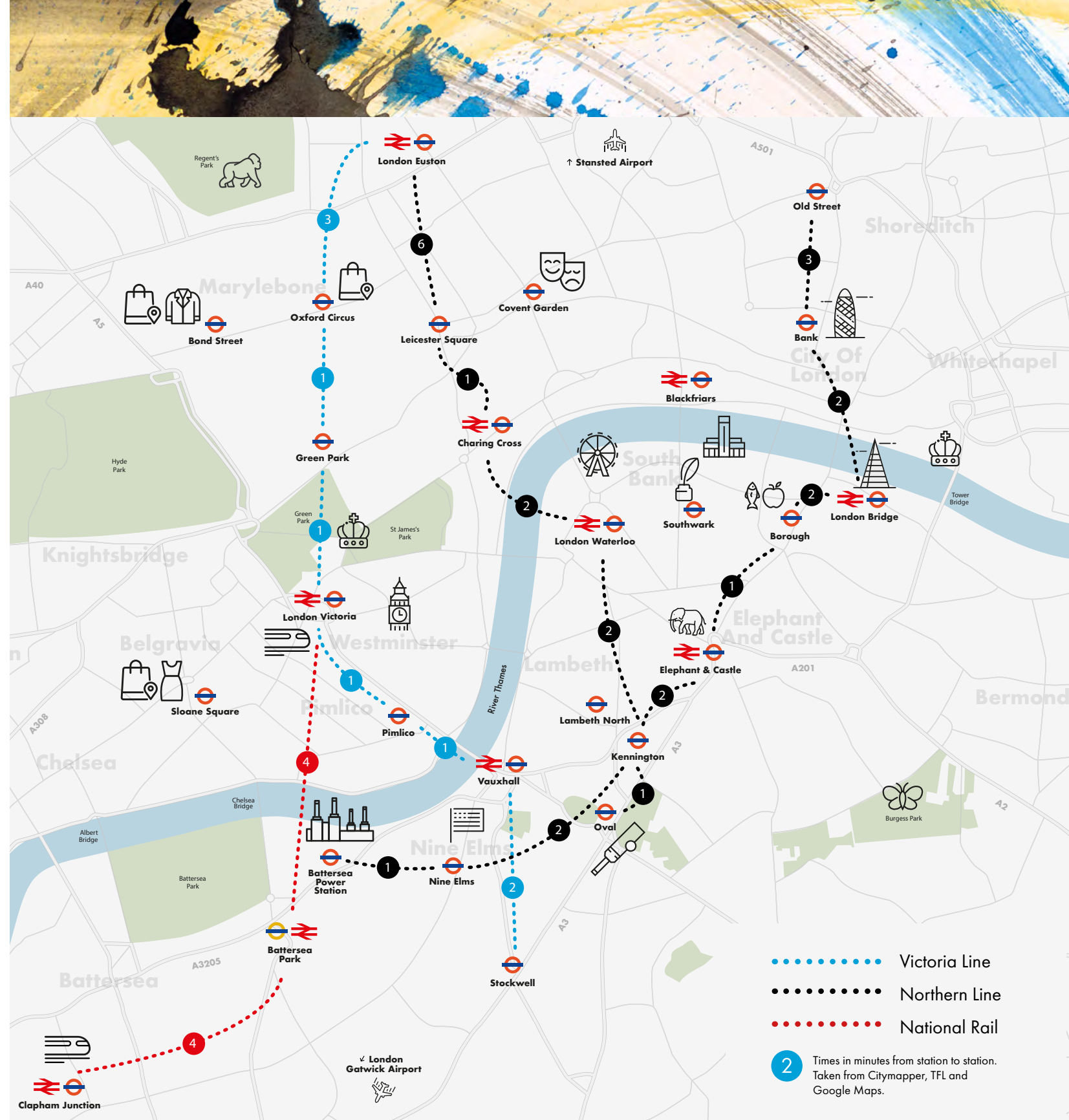
Source: Realyse, 2 October 2024. Monthly cost includes rent, estimated mortgage repayments and service charge. Assumptions made: Deposit 10%, Mortgage Interest Rate 6%, Mortgage period 30 years, Tax rate 26%, % of net income to be spent on housing 45%.

A CONNECTED HUB



Whether you're commuting into the City, immersing yourself in nature or socialising with your nearest and dearest, this place has you covered.

With plenty of transport connections on offer including the tube, rail stations and a riverside pier, it's never been easier to make the most of what London has to offer. The newly extended Northern Line at Battersea Power Station has transformed travel times, putting some of the biggest attractions like Leicester Square just 15 minutes away. National Rail also has direct links to London Victoria and London Waterloo, while Gatwick Airport is within easy reach for when you want to take that well deserved break.





More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



CUSTOMER FOCUS

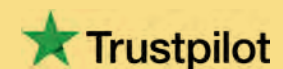
Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)



newmansionsquare.co.uk

