



THE  
HIGHLIGHT  
BATTERSEA

Rise above the capital

YOURS FOR THE TAKING



# Ghelamco, creating the future

## YOUR RESIDENCE, OUR HILIGHT

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 is creating a smarter, greener, more sustainable residence.





South-facing terrace

## 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.

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# CON N E C T E D



CHELSEA

VICTORIA

WATERLOO

BATTERSEA PARK

BATTERSEA SQUARE

THE CITY

BATTERSEA POWER STATION

THE HIGHLIGHT

NINE ELMS

CANARY WHARF

CLAPHAM JUNCTION



PLANTATION WHARF

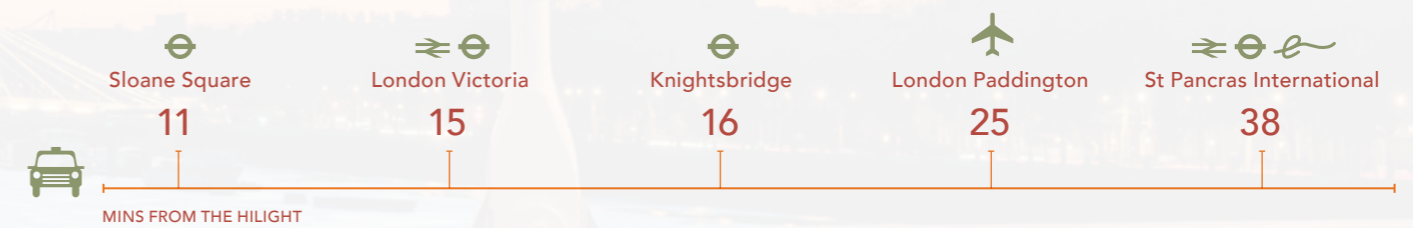
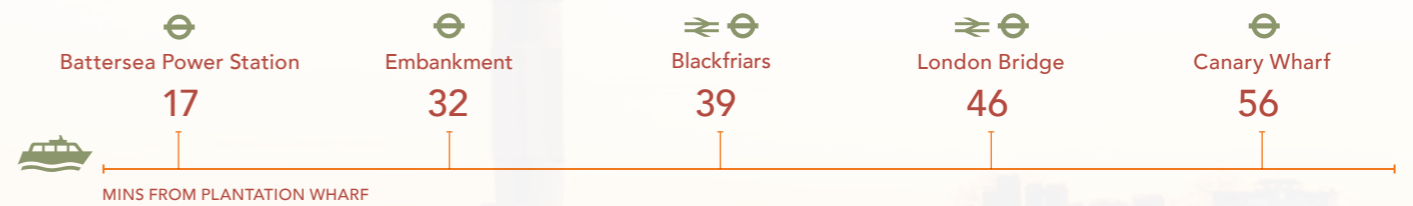
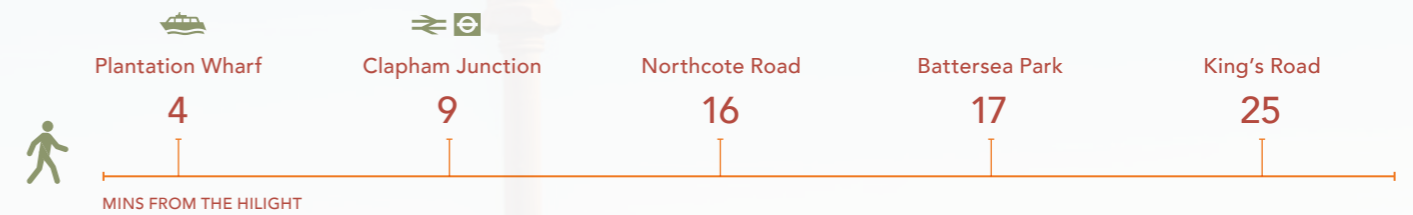


# Transport and connectivity

## 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.



Times taken from Google maps and Citymapper



# London life

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

## Leisure

- 1 Battersea Power Station
- 2 King's Road
- 3 Northcote Road
- 4 Battersea Arts Centre
- 5 Everyman Chelsea
- 6 Chelsea Football Club
- 7 The Clapham Grand
- 8 Harbour Club Chelsea
- 9 Third Space Clapham

## Dining

- 17 The Alma Pub, Wandsworth
- 18 Sinabro, Battersea Rise
- 19 Darby's, Nine Elms
- 20 Trinity, Clapham Old Town
- 21 The No. 50 Cheyne, Chelsea
- 22 Stanley's, Chelsea
- 23 The Boathouse, Putney
- 24 The Ship, Wandsworth
- 25 Prince Albert, Battersea

## Parks/outdoor spaces

- 10 Clapham Common
- 11 Wandsworth Common
- 12 Wandsworth Park
- 13 Battersea Park
- 14 Bishops Park
- 15 Cremorne Riverside Centre Chelsea
- 16 Eel Brook Common

## Education

- 26 Newton Preparatory School
- 27 Emanuel School
- 28 Imperial College London
- 29 King's College London
- 30 Thomas's Battersea



## The locale

### YOUR CULTURED, BUZZING NEIGHBOURHOOD

Wander to Wandsworth Town and there's a distinctly 'villagy' vibe, with artisanal shops, inventive florists and independent cafés. Northcote Road offers the essential, if up-market, High Street experience and Clapham Common is anything but. Along the riverbank lies Battersea, you'll pass its quaint Square, its cherry-blossom-laden Park and finally, its iconic Power Station. Spawning an entire district of entertainment this is the place to meet up, refresh your wardrobe, grab a bite and fill your weekend.

Across the river, Chelsea's decidedly luxe King's Road invites you to see and be seen, appreciate a little art, enjoy the cosmopolitan café culture and wind up in Sloane Square peering through the window of Tiffany's and Ottolenghi's.





## Indulge your palate

### GASTRO TO MICHELIN

To start, there's a plethora of brunch possibilities including Ole & Steen, followed by a dizzying array of Gastro pubs outdoing each other at lunch. Reservations for dinner will be taken at Michelin starred, and London's favourite last year, Chez Bruce or Trinity. May we also suggest Sinabro or Prince Albert?

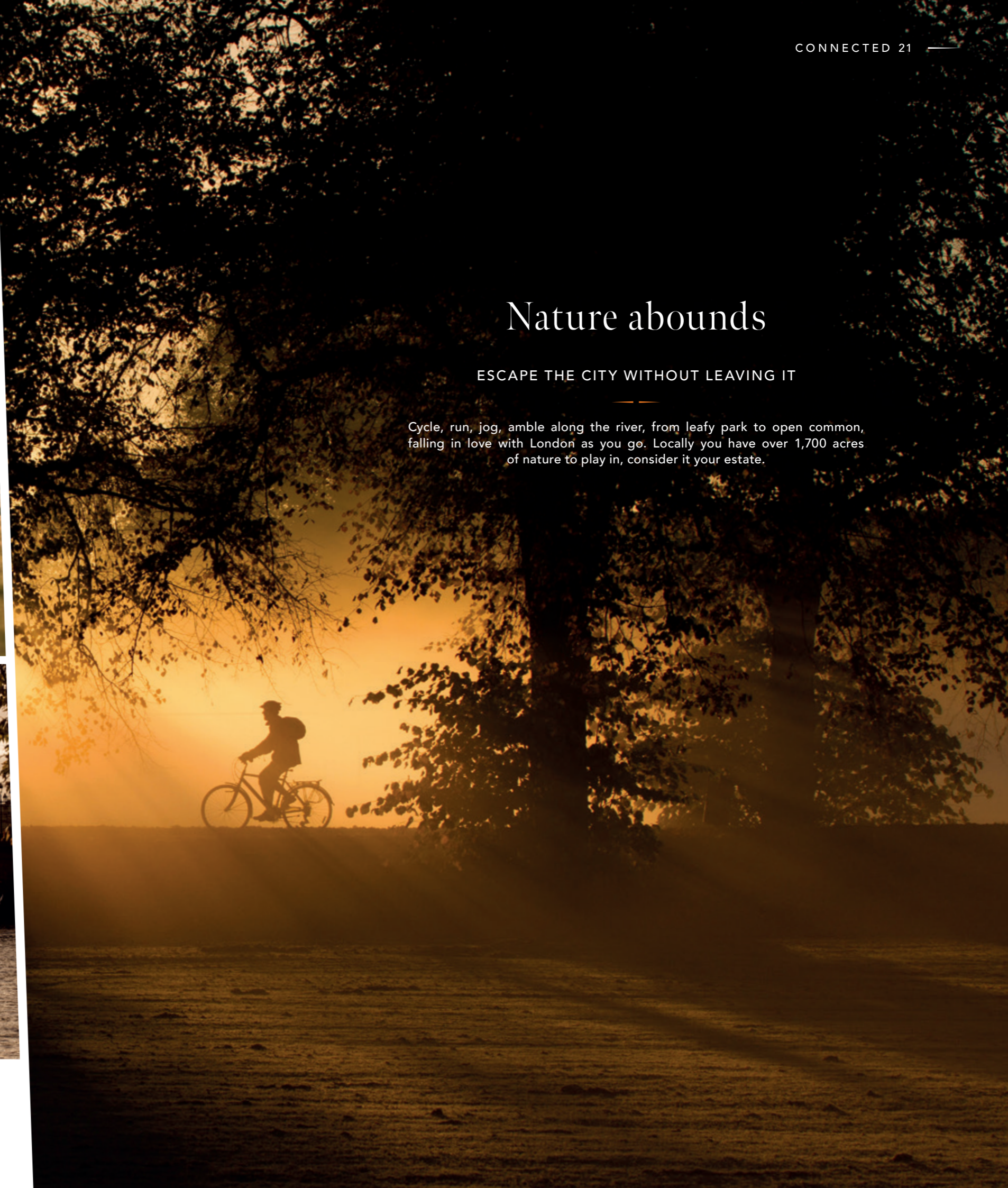
And that is simply scratching the surface. This is London, anything and everything is but a cab away.



## Nature abounds

ESCAPE THE CITY WITHOUT LEAVING IT

Cycle, run, jog, amble along the river, from leafy park to open common, falling in love with London as you go. Locally you have over 1,700 acres of nature to play in, consider it your estate.



Towering above your Battersea lifestyle,  
gazing along the river, contemplating  
the playground that is London.



# MY HILL LIGHT

# Elevated living

A BETTER LIFESTYLE AWAITS



## A new life, styled

### CREATING THE DREAMSCAPE

Consideration has been given to putting more of what you need, to hand. Hence a public green where neighbours can mingle and play. Within, the private cinema and fitness & wellness studio are all yours. When you do need to knuckle down, there are co-working and meeting opportunities in the impressive lounge in which you can negotiate, schmooze, interview and entertain, all overseen by your 24/7 concierge.





# Spoilt for choice

LET THE SKY BE YOUR LIMIT

The HiLight is generously proportioned, specified, equipped, resourced and designed. It is your home, neighbourhood, park, bar, gym, office, shop, café, cinema and sanctuary.

- WELLNESS ROOFTOP
- PRIVATE DINING
- FITNESS & WELLNESS STUDIO
- CINEMA
- MEETING ROOM & WORKSPACES
- 24-HOUR CONCIERGE
- RIVERWALK
- HILIGHT CLUB ROOM



Wellness Rooftop



Club room



## Rooftop

### A WELLNESS RETREAT IN THE SKY

Perched high above London's riverside, The HiLight rooftop is a transformative space where architecture, nature, and wellness converge. Designed by Miminat Designs, this sculptural retreat offers a rare dual-wing concept, East and West, each dedicated to distinct rituals of restoration.

From thermal therapies and contrast bathing to chromotherapy and grounding zones, every detail is curated to elevate both body and mind. This is not just an amenity, it's a lifestyle destination, created for residents seeking clarity, calm, and connection in the heart of the city.

### CURATED IN COLLABORATION WITH LEADING WELLNESS INNOVATORS:

DIRTEA (adaptogenic mushroom supplements),  
MOODS (aromatherapy rituals),  
Dyson (hair & beauty styling tools),  
Vitaclean (vitamin C-infused shower filters), and  
Solice Health (biohacking and full-body wellness scans by appointment).

WEST WING  
CONTRAST THERAPY & RECOVERY RITUALS

Infrared sauna with salt therapy  
Cold plunge pool  
Vitamin C-infused filtered showers  
Private changing rooms & lockers



EAST WING  
THERMAL HEALING & CHROMOTHERAPY

Dry sauna with chromotherapy lighting  
Wet sauna for deep rejuvenation  
Aromatherapy Scented shower experience & changing rooms



# A new benchmark in amenities

EVERYTHING INCLUDED, ALL AT THE AREA'S  
MOST COMPETITIVE SERVICE CHARGE



## Work out, within

### YOGA, FITNESS, IN STYLE

The studio is an exceptional multiuse venue, offering the space you need with an ambiance that inspires. Bespoke wallpaper, ample soft illumination, mirrored pillars, a cool vibe and perfect temperature plus, of course, automatic membership.





# Intoxicating spaces

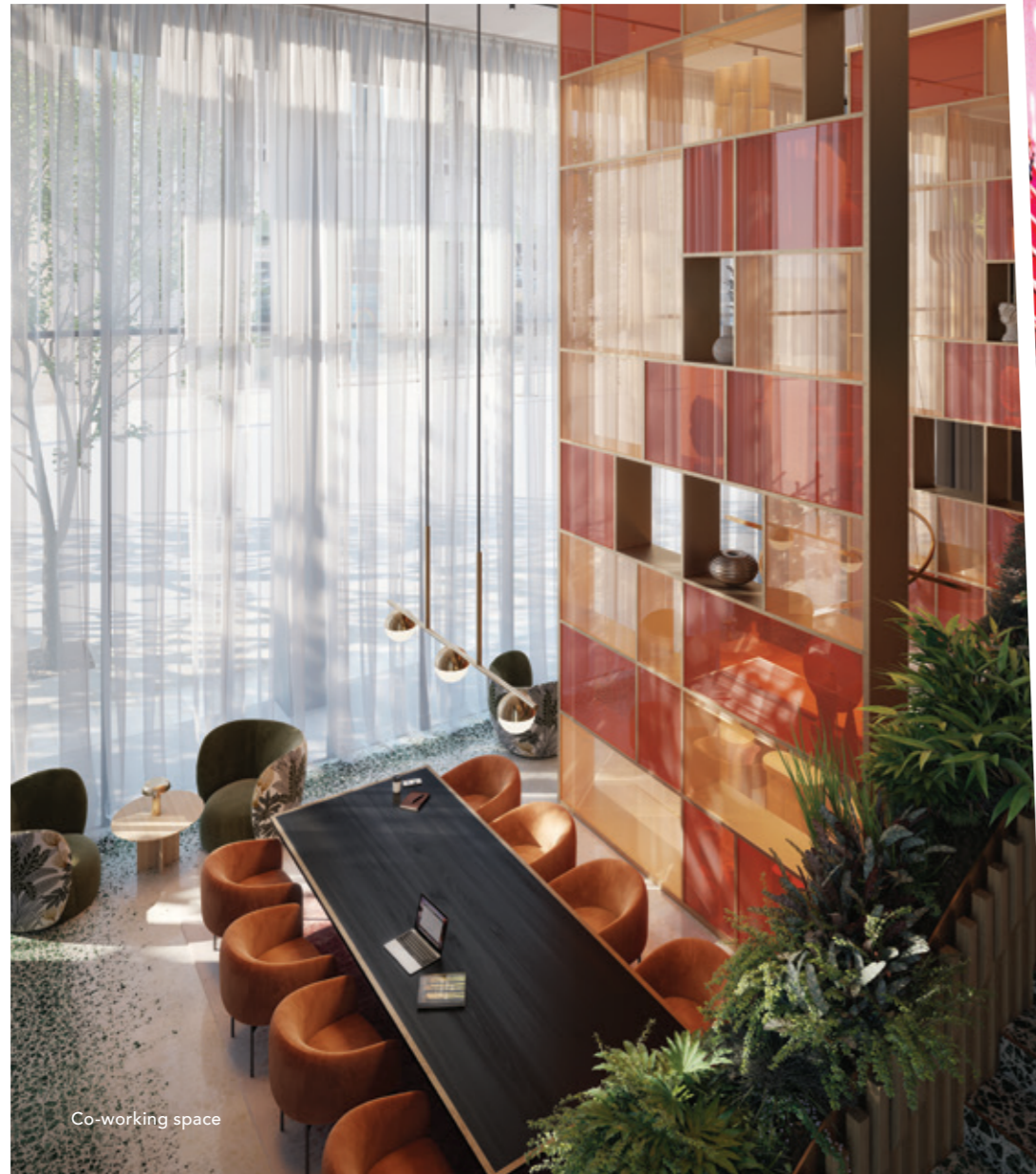
## PRIVATE SPACES FOR HIGHLIGHTERS

The Club room, lovingly created by Bowler James Brindley, offers sophisticated socialising with friends over a cocktail, pool table or both. Epitomising the exclusive nature of a club with the relaxed atmosphere of a bar, this is the perfect night out, in.

The Club room

## WORK

This double height, exquisitely decorated 'lobby' is far more than a glamorous walk-through. Cleverly sectioned off areas, conference table, ample seating and a sense of presence make this the meeting room of choice when out to impress clients or business partners. It also works well as your lavish corner office if that's what sparks your work ethic.



Co-working space



## WATCH

The private cinema is more akin to a Hollywood Hills screening room, complete with marshmallow armchairs to sink into and side tables for popcorn and martinis from the honesty bar next door.

Cinema

# SUSTAINED



## Placemaking

### A GREAT OUTDOORS

Award winning, renowned landscape architects Grant Associates have created a playful outdoor social space, where people can immerse themselves in nature. 'Pocket spaces', comfortable seating and garden pathways invite you to follow the Riverwalk to the Thames Path.

Welcome to your new favourite gardens.

*“A LUSH, AIRY, TRANQUIL  
PARADISE DRAWING PEOPLE,  
PLANTS AND WILDLIFE TO A  
BIODIVERSE UTOPIA.”*

GRANT ASSOCIATES



# Eco standards

## THE HILIGHT IS CARBON NEUTRAL

The HiLight has been designed to be sustainable, in both construction and ongoing use. Using the FITWEL rating system the impact upon local communities has been addressed and safe social and nature interaction has been fostered. The EDGE certification reveals how The HiLight will, at a minimum, reduce its energy and water usage by 20% compared to a standard structure. Live well and more sustainably.



Energy efficient design maximising heat loss and gain



Water recycling for irrigation



Optimising and recycling, low impact and regionally sourced, materials



Sustainability Certificates



# HOMME SPACE

# Enlightenment

## UNOBSTRUCTED CLARITY

Coming home, your full height door opens to an ever-changing view. Bay windows flood the rooms with sunlight, curtains part, glass slides aside and suddenly there are drinks on the balcony.

You are in your element.



Typical 2 bedroom living room and balcony

# Design vision

A BOLD AESTHETIC



Typical 3 bedroom apartment kitchen



Typical 2 bedroom apartment kitchen



Typical 2 bedroom apartment bathroom

You'll notice how the white, oiled, oak flooring makes the space flow as you glide into the bedroom where the knurled finish on the wardrobe handles provide a tactile reward. Lose yourself in the bathroom's opulence of space and entertain in your open plan kitchen, where contrasting grey units and white stone countertop impress guests and delight chefs.



Typical 3 bedroom apartment living space



Typical 2 bedroom apartment open plan living space

## Personal stamp

A SPACE TO MAKE ONE'S OWN



“THE CLEAN INTERIOR ARCHITECTURE IS A CELEBRATION OF HEIGHT AND SPACE, LUXURIOUS FINISHES AND SIMPLE METAL FRAMING.”

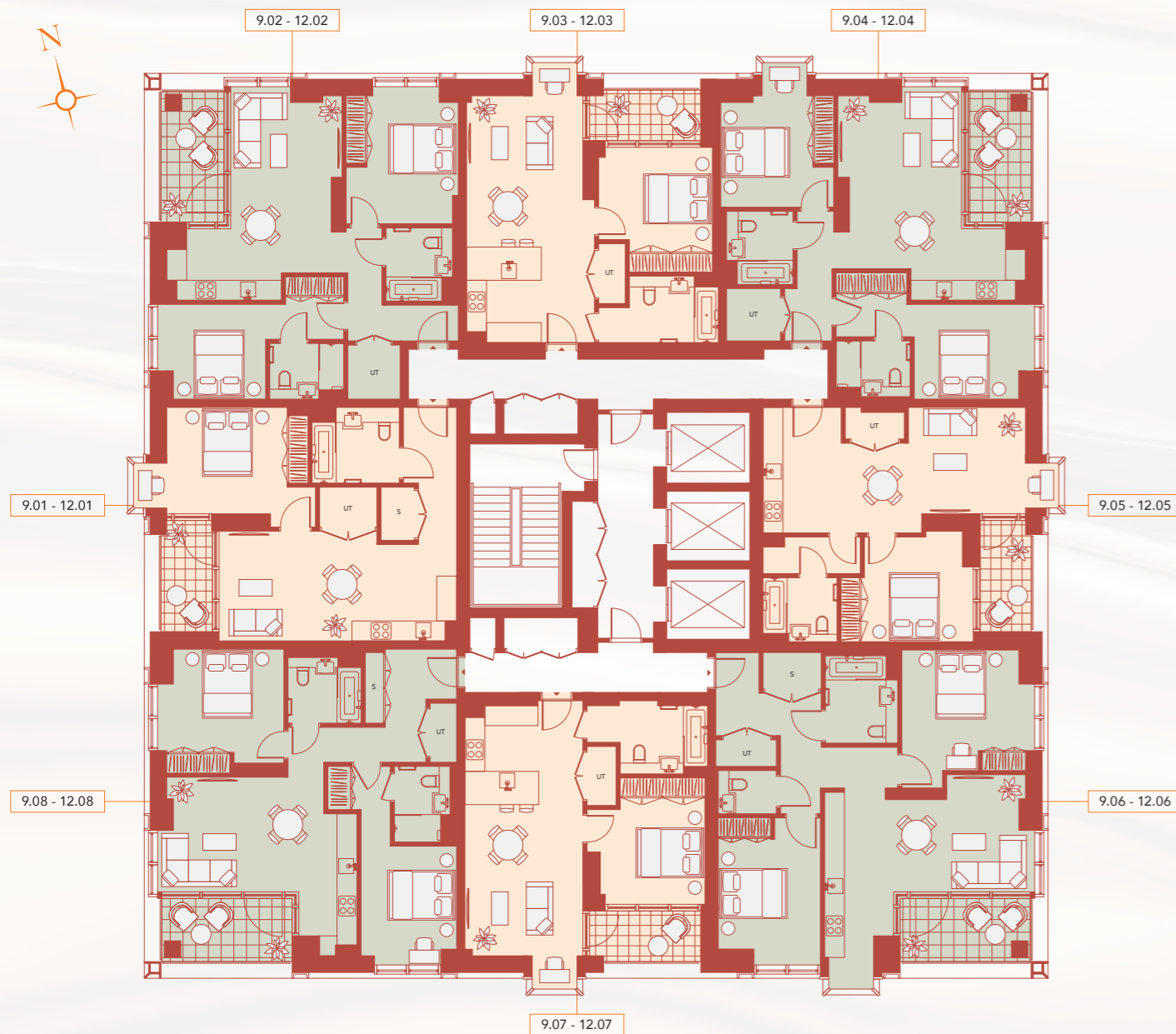
BOWLER JAMES BRINDLEY



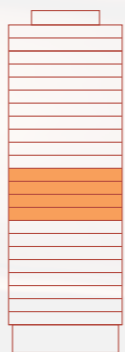
Typical 1 bedroom apartment living space and balcony

# Floors 9 - 12

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M <sup>2</sup>	TOTAL INTERNAL AREA FT <sup>2</sup>
9.01 - 12.01	1	56.2	604.9
9.02 - 12.02	2	71.0	764.2
9.03 - 12.03	1	50.0	538.1
9.04 - 12.04	2	71.5	769.6
9.05 - 12.05	1	50.3	541.4
9.06 - 12.06	2	80.5	866.4
9.07 - 12.07	1	50.0	538.1
9.08 - 12.08	2	74.0	796.5

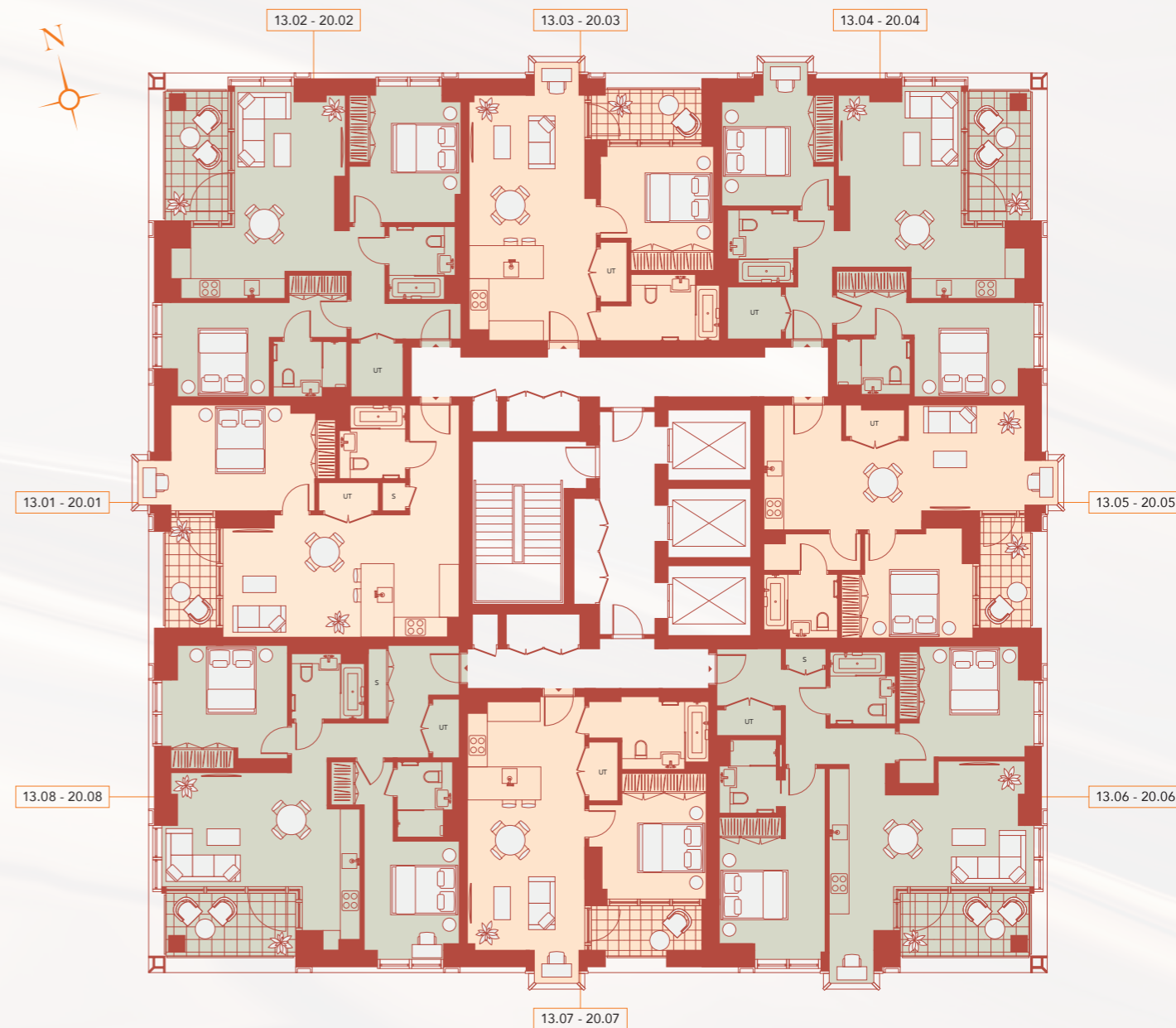


Key:  
■ 1 Bedroom  
■ 2 Bedroom  
■ 3 Bedroom

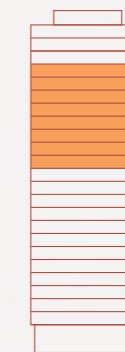
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

# Floors 13 - 20

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M <sup>2</sup>	TOTAL INTERNAL AREA FT <sup>2</sup>
13.01 - 20.01	1	56.2	604.9
13.02 - 20.02	2	71.0	764.2
13.03 - 20.03	1	50.0	538.1
13.04 - 20.04	2	71.5	769.6
13.05 - 20.05	1	50.3	541.4
13.06 - 20.06	2	80.5	866.4
13.07 - 20.07	1	50.0	538.1
13.08 - 20.08	2	74.0	796.5



Key:  
■ 1 Bedroom  
■ 2 Bedroom  
■ 3 Bedroom

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

# Floors 21 - 22

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M <sup>2</sup>	TOTAL INTERNAL AREA FT <sup>2</sup>
21.01, 22.01	3	100.5	1081.7
21.02, 22.02	3	98.3	1058.0
21.03, 22.03	2	76.2	820.2
21.04, 22.04	2	79.1	851.4
21.05, 22.05	1	50.0	538.1
21.06, 22.06	3	102.1	1098.9



Key:  
■ 1 Bedroom  
■ 2 Bedroom  
■ 3 Bedroom

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

# Floor 23

RESIDENCES: SIZE AND ASPECT



UNIT NO.	BEDROOMS	TOTAL INTERNAL AREA M <sup>2</sup>	TOTAL INTERNAL AREA FT <sup>2</sup>
23.01	3	139.4	1500.4
23.02	3	98.6	1061.3
23.03	2	76.2	820.2
23.04	2	79.0	850.3
23.05	3	113.1	1217.3



Key:  
■ 1 Bedroom  
■ 2 Bedroom  
■ 3 Bedroom

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

# 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

Integrated, premium, European appliances:

- Multi-function electric oven
- Combi-oven/microwave
- Induction hob
- Integrated extraction
- Fridge/freezer
- Dishwasher
- Washer/dryer (located in utility cupboard)
- Wine cooler

## 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

- Heating and comfort cooling throughout all residences
- Mechanical fresh air supply to living rooms and bedrooms
- Exhaust Air Heat Pumps

## 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

## LIGHTING & ELECTRICALS

- LED downlights throughout
- Adjustable track lighting in matte black to living areas
- Provision for feature pendant lighting to selected locations
- Signature bathroom wall light with fluted glass and satin brass metalwork
- Wall Lights to all balconies
- Sockets and lighting switch plates finished in white metal or similar high quality porcelain white finish (USB points included in select locations)
- Data Points in all living areas & master bedrooms
- All residences will have immediate access to fast fibre data networks
- Smart Lighting controls to living areas

## SAFETY & SECURITY

- Video access control to all residences
- Sprinkler system throughout all amenities and residences
- Highly secure three-point locking system to all apartment entrance doors
- CCTV throughout communal areas
- 24 hour concierge

## LIFTS

- Three high-speed lifts
- Bespoke design and finishes to lifts



BOWLER  
JAMES  
BRINDLEY



SQUIRE & PARTNERS



grant  
associates



GHELAMCO

# Crafted to perfection

## THE COLLECTION OF EXPERTS

This winning combination of specialists has a proven track record of defying expectations and creating something truly extraordinary.

### GHELAMCO

An international property firm founded in 1985, this family business has collected multiple awards by working with exceptional partners and always striving to make their environments greener, smarter, better.

### GRANT ASSOCIATES

The international landscape architectural practice behind Gardens by the Bay, Singapore, Grant Associates' simple aim is to reconnect people to biodiversity.

### BOWLER JAMES BRINDLEY

Famed London interior designers, they bring their trademark eccentric design sense of understated refinement to The HiLight.

### SQUIRE & PARTNERS

For four decades, this award-winning architectural and design firm has been creating bespoke, unique homes, hotels and public buildings around the globe, each one informed by the history and culture of its location.

