



Circus Road West  
London, SW11

CHESTERTONS





A well-presented and modern one bedroom apartment within the Battersea Power Station development.

Located on the sixth floor, this stunning one bedroom apartment has some of the best views of the power station that you could ask for along with views of the River Thames. The apartment, measuring in at 657 square foot has the perfect combination of a new build but also the peace and quiet of being on a higher floor.

The Battersea Power Station development offers a whole host of amenities from the 24 hour concierge, on-site gym and pool to the cinema and games rooms. Finally, as the property is situated directly off of the river it gives access to the Thames Clipper which connects the whole of the river.

- Prime New Build Apartment
- Whole Host of Amenities
- River Views
- One Bedroom
- Sixth Floor

Asking Price £870,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	77	77
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold  
**Service Charge:** £4000  
**Ground Rent:** £200  
**Local Authority:** Wandsworth  
**Council Tax Band:** E

*Chestertons Battersea & Clapham Sales*

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# Pearce House, SW11

Approximate gross internal area

61.04 sq m / 657 sq ft

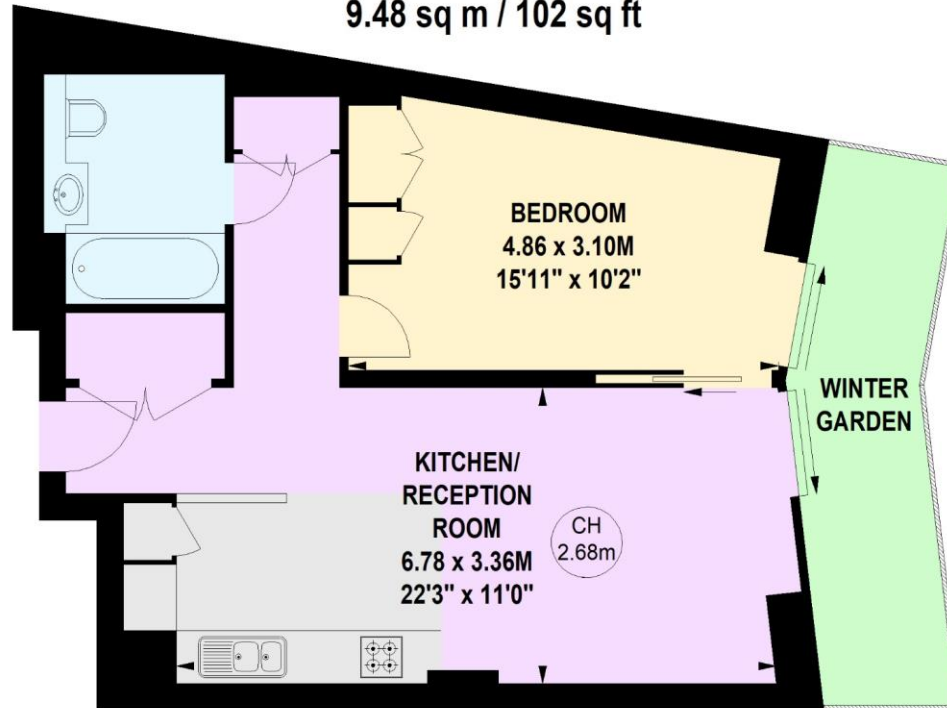
(Including Winter Garden)

Winter Garden

9.48 sq m / 102 sq ft



Key :  
CH - Ceiling Height



## Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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