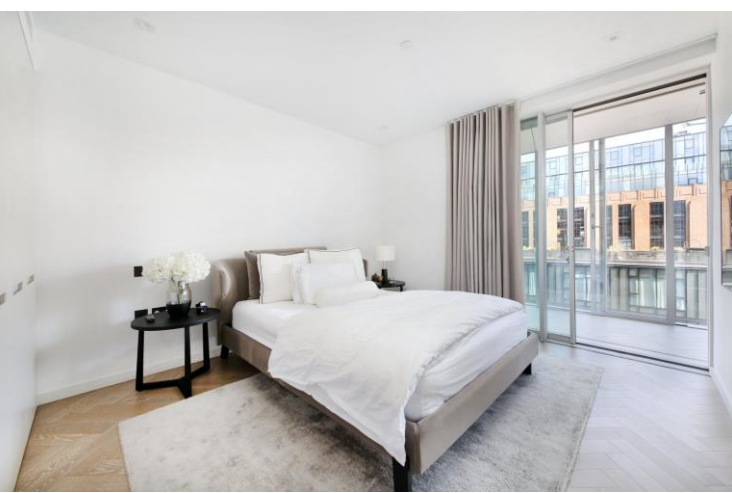




Circus Road West  
London, SW11

CHESTERTONS









A well-presented and modern two-bedroom apartment with direct river views, set on the 11th floor within the Battersea Power Station development.

The property features two-double bedrooms, Two- bathrooms, one being an en-suite to the main bedroom, an open plan kitchen with top of the range Siemens appliances as well as a large reception room ideal for entertaining. Located on the 11th floor, this stunning two-bedroom apartment measuring in at 1057 square foot includes a full-length winter garden, with direct views of the river and the Power Station

Designed by some of the world's most renowned architects, the iconic Battersea Power Station offers a range of amenities, residents benefitting from 24-hour concierge, swimming pool, gym, screening room and private dining rooms. Further to this, the developments recent opening of an extension of the Northern Line offers superb transport links into both Central and South London.

To support the plethora of luxury Residential Homes, the Battersea Power Station development includes a six-acre park, a new high street, office and retail space, a library, medical centre, childcare facilities, leisure and culture facilities as well as a 2,000-capacity events space. With so many shops, restaurants and events coming to the area, Battersea Power Station has become a destination in itself.

- Offered to market chain free
- Direct river views and of the Power Station
- 2 bed, 2 bath
- Access to residents gym, pool and facilities
- 24h concierge

Offers in excess of  
£1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 990 years 6 months

**Service Charge:** £6508.96 Plus Reserve Fund Contribution £235.92 pa and Estate

**Ground Rent:** £600

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road

London

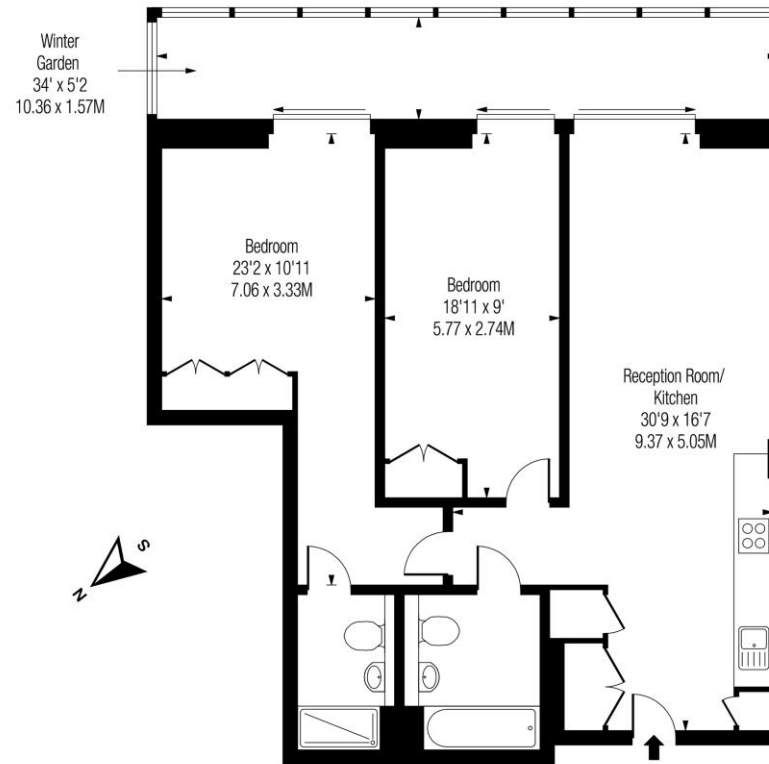
SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

## Dawson House, SW11



Eleventh Floor

### Approx Gross Internal Area

**1057 Sq Ft - 98.19 Sq M**

Includes Limited Use Area - 16 Sq Ft  
Includes Winter Garden

Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 53091



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