



Fladgate House  
4 Circus Road West, SW11

CHESTERTONS







A stunning large one bedroom apartment in Fladgate House, Battersea Power Station.

The apartment is located on the eleventh floor with lift and offers a spacious 720sq ft of living space. Comprises a large double bedroom with built in storage, a luxurious bathroom and an open plan kitchen/reception room with space for dining and fully fitted modern kitchen. The reception room and bedroom both lead out onto a private winter garden which can also be used as an additional lounge area. The apartment is presented in immaculate condition throughout with wooden flooring.

Residents in the Battersea Power Station has access to 24 hour concierge, residents gym and swimming pool. It is ideally situated for the River Thames, Chelsea, Battersea Park where residents will be in close proximity of vibrant shops, restaurants and leisure spaces.

- One double bedroom
- 24 Hour Concierge Service
- 5\* Resident Facilities
- Battersea Park Station
- Swimming Pool + Gym
- Residence Shuttle bus services & 24hr concierge

### £3,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-65	C	78	78
55-64	D		
45-54	E		
35-44	F		
1-34	G		

Not energy efficient - higher running costs

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

**Minimum Term:** 12 months  
**Deposit Required:** £3,461.54  
**Local Authority:** Wandsworth  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

### Chestertons Battersea Park & Nine Elms Lettings

59 Battersea Bridge Road  
 London  
 SW11 3AU

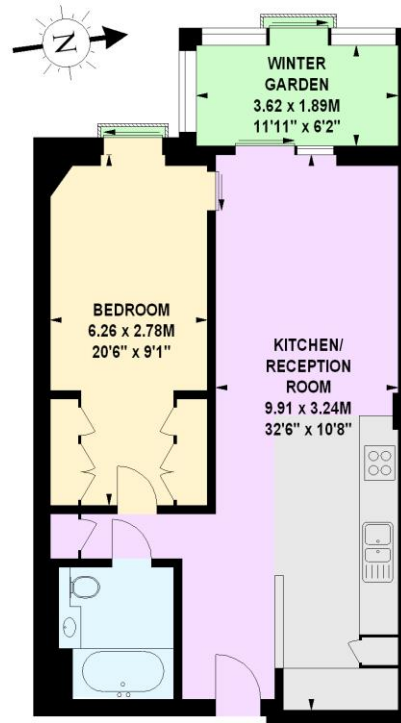
batterseapark@chestertons.co.uk  
 02030408269  
[chestertons.co.uk](http://chestertons.co.uk)



# Fladgate House, SW11

Approximate gross internal area

66.89 sq m / 720 sq ft



## Eleventh Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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