



## Bessborough House, Battersea Power Station, London SW11

Asking Price £1,590,000

- 2 Bedroom
- Winter Garden
- Residents Cinema, lounges, gym and pool
- Short walk to Battersea Park
- 2 Bathroom (1 Ensuite)
- River views
- Built-in wardrobes
- Dual aspect (corner unit)
- 24 hrs Concierge
- 0.3 Miles to Battersea Power Station Tube

# 1 Circus Road West, London SW11 8EG

A stunning 2 bed apartment on the 5th floor that boasts a spectacular amount of internal space along with stunning river views.

The apartment is completed to an impeccable standard comprising a fully integrated kitchen, two large bedrooms and a large balcony (winter garden).

Residents have access to gym and spa, restaurants of all types, fresh food convenient stores, a dry cleaners, shops, art galleries, a creche, coffee shops and the list of amenities go on.

A short stroll away, Chelsea and Sloane Square gleam with beautiful stores and tempting restaurants. Walk in another direction, and without even crossing a road, the site leads directly into the 200 rolling acres of Battersea Park.

Battersea Power Station is at the heart of Central London's most visionary and eagerly anticipated new development. On the banks of the River Thames and within minutes walking distance of Chelsea and Westminster, people living at Battersea have some of the very best of London already on the

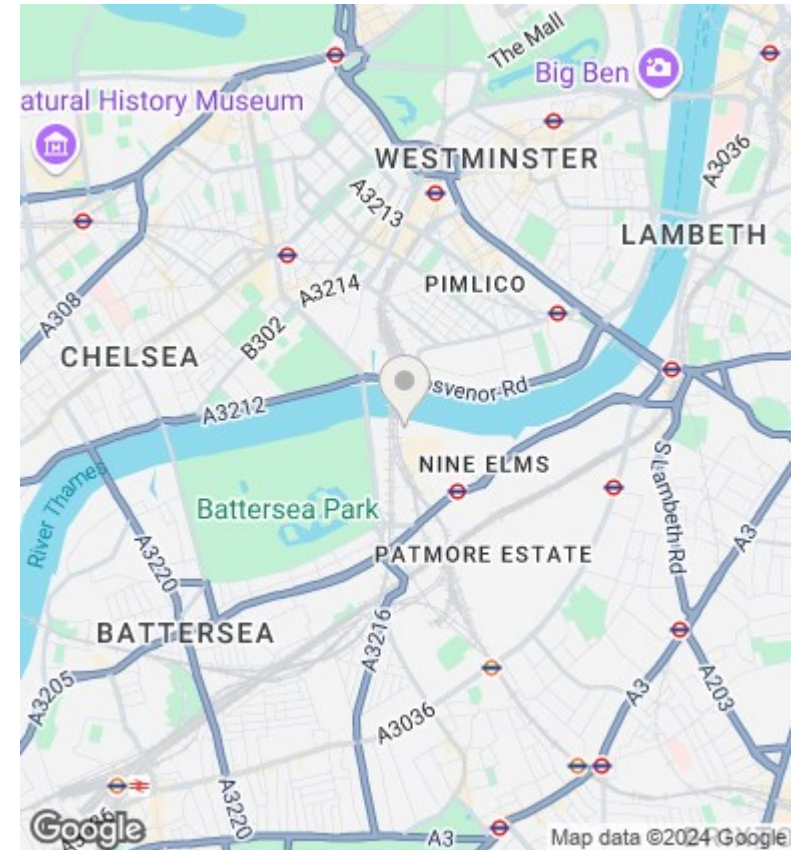
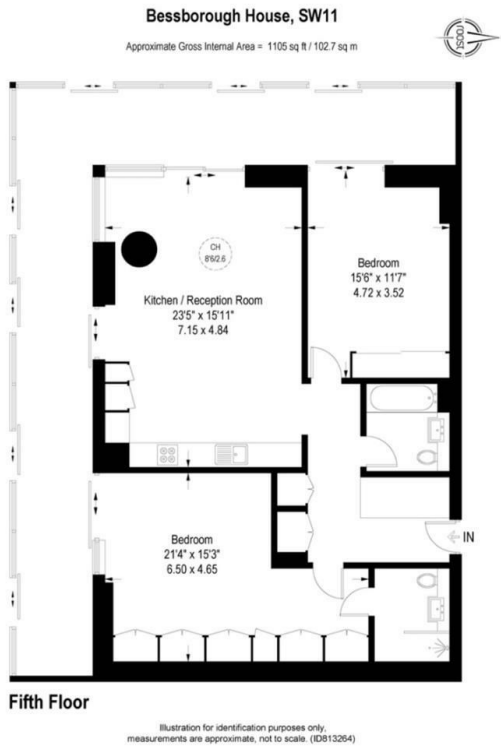


Council Tax Band: F









## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	