

## Bessborough House, 28 Circus Road West

Offers In Excess Of £1,900,000

- Battersea Power Station
- Secured Parking
- Winter Garden
- 2 Bedroom
- Gym, Pool & Spa, Cinema
- 24 Hr Concierge
- 2 Bathrooms (1 ensuite)
- River Views
- 0.3 Miles to Battersea Power Station Tube



# 28 Circus Road West, London SW11 8EG

Large direct river view two bedroom, two bathroom apartment on the 9th floor of Bessborough House in Circus West, Battersea Power Station. This amazing apartment is in excellent condition, finished to a very high standard and benefits from an extensive winter garden which spans the whole length of the property. This flat benefits of the high end residents facilities include a 24hr concierge, on site gym, swimming pool and spa, cinema, games room, meeting room and residents restaurant.

Circus West has a great variety of different shops, bars and restaurants including Tapas Brindisa, Megans, Black Sheep Coffee, Vagabond Wines, Archlight Cinema, The Battersea General Store & Boom Cycle so no need to leave the development!

This property has the added convenience of one secure underground parking space.



Council Tax Band: G





### Bessborough House, Circus Road West, SW11

Approximate Gross Internal Area = 1132 sq ft / 105.2 sq m

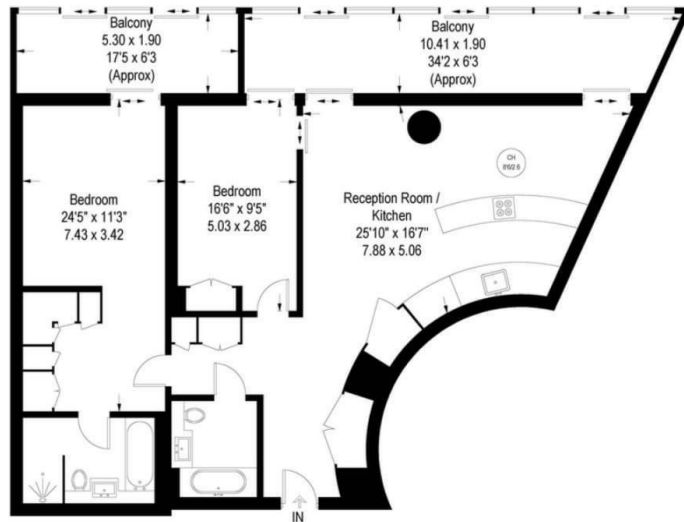
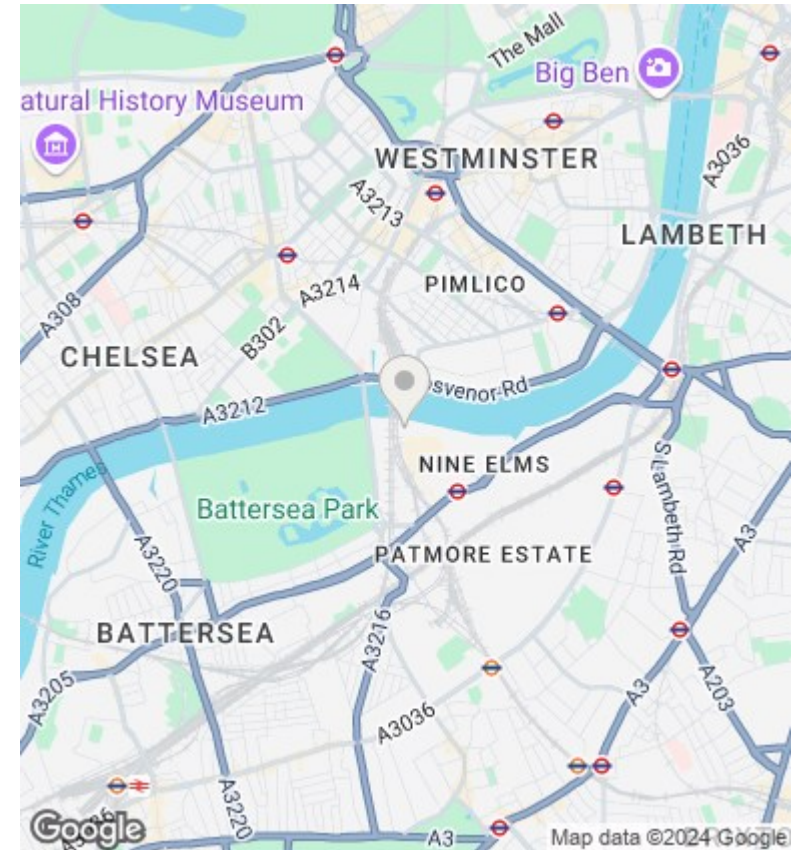


Illustration for identification purposes only, measurements are approximate, not to scale. (ID814316)



### Directions

### Viewings

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

### Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	