

11 Circus Road West London

Asking Price £1,650,000

Overlooking the iconic Power Station and featuring partial River views, this stunning two bedroom apartment is located over a high floor in Dawson House. Offering nearly 1,100 sqft of accommodation, this beautiful apartment comprises of two double bedrooms, three bathrooms (two en-suite), two winter gardens and an open plan kitchen and reception area.

Residents benefit from impressive communal facilities, which includes a gym, swimming pool and sauna, as well as a residents cinema room, meeting rooms and 24 concierge service.

The development is ideally situated by the River Thames, Chelsea, Battersea Park and local tube and rail stations such as Battersea Power Station underground.

Approximately 987 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

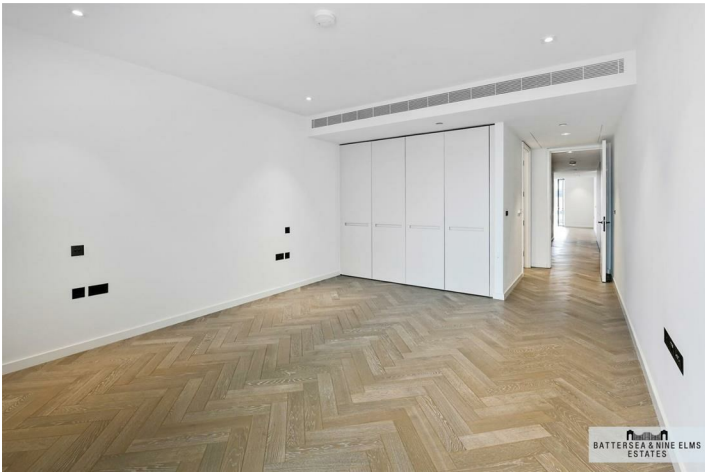
Council tax band: G (Wandsworth Council)

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- Two double bedrooms
- Three bathrooms
- Two winter gardens
- Battersea Power Station views
- Swimming pool
- Gym
- Cinema room
- 24 hour concierge

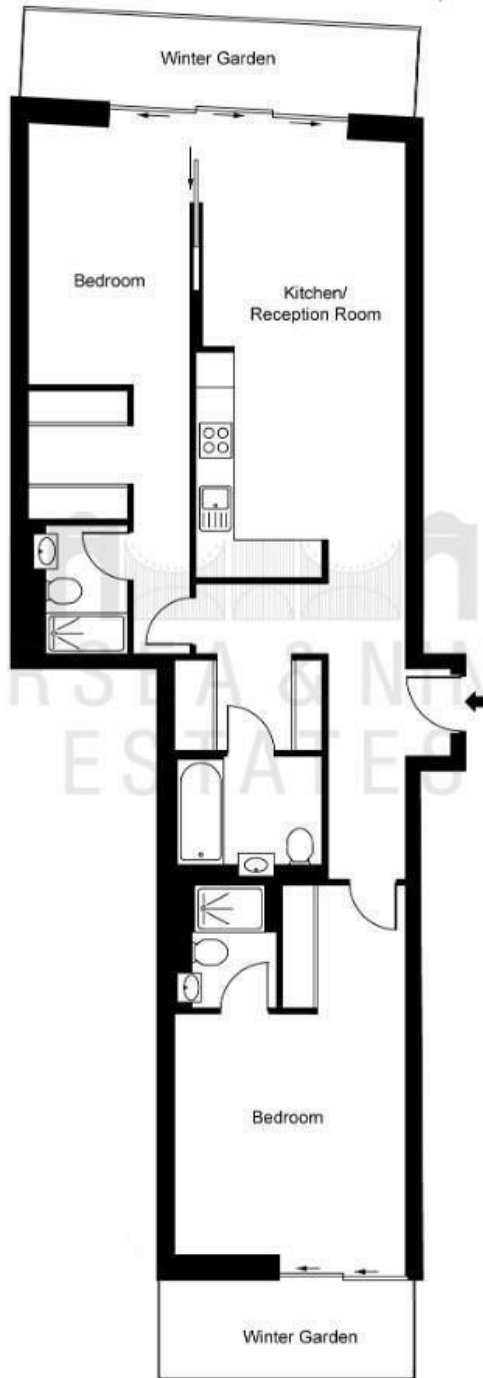




Floor Plan

Battersea Power Station, SW8

Approximate Gross Internal Area
 100.80 sq m / 1,085 sq ft
 (CH = Ceiling Heights)



BATTERSEA 9 ELMS
 ESTATES

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		82	82	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		83	83
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	