

11 Circus Road West London

This fantastic two bedroom apartment is available to purchase in the exclusive Battersea Power Station development. Featuring contemporary design and high specification finish, this superb apartment offers bright and spacious accommodation, with a stunning winter garden providing river views. The modern fitted kitchen comes complete with fully integrated appliances and the bespoke designed bathrooms exude luxury. The property is also sold with two rights to park located in the secure underground car park and a storage cage.

In an aim to offer the epitome of city living this iconic development boasts a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Dawson House is placed in the West phase of the complex ideally situated for the River Thames, Chelsea, Battersea Park and local tube and rail stations.

Council tax band : Wandsworth Council - G

Approximately 987 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

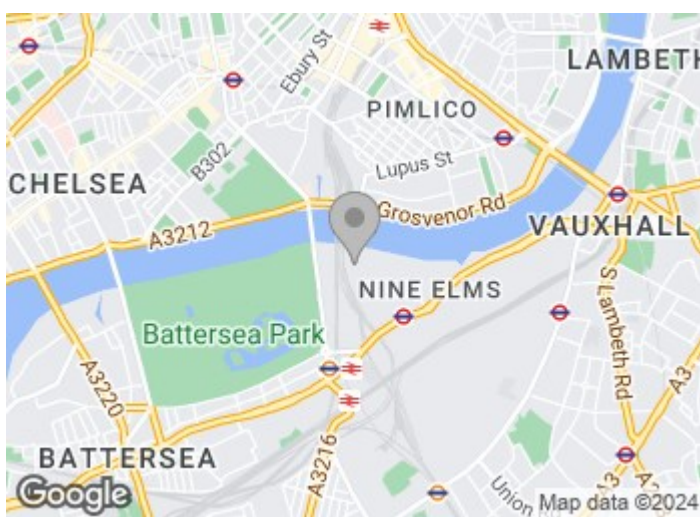
Service charge review period: N/A

Asking Price £1,575,000

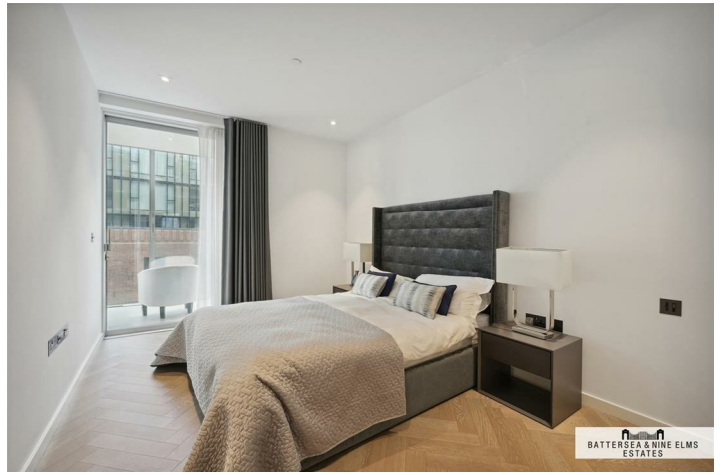
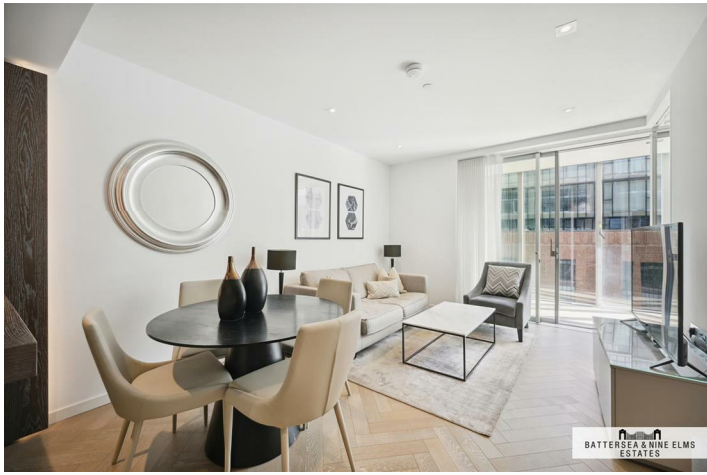
11 Circus Road West London



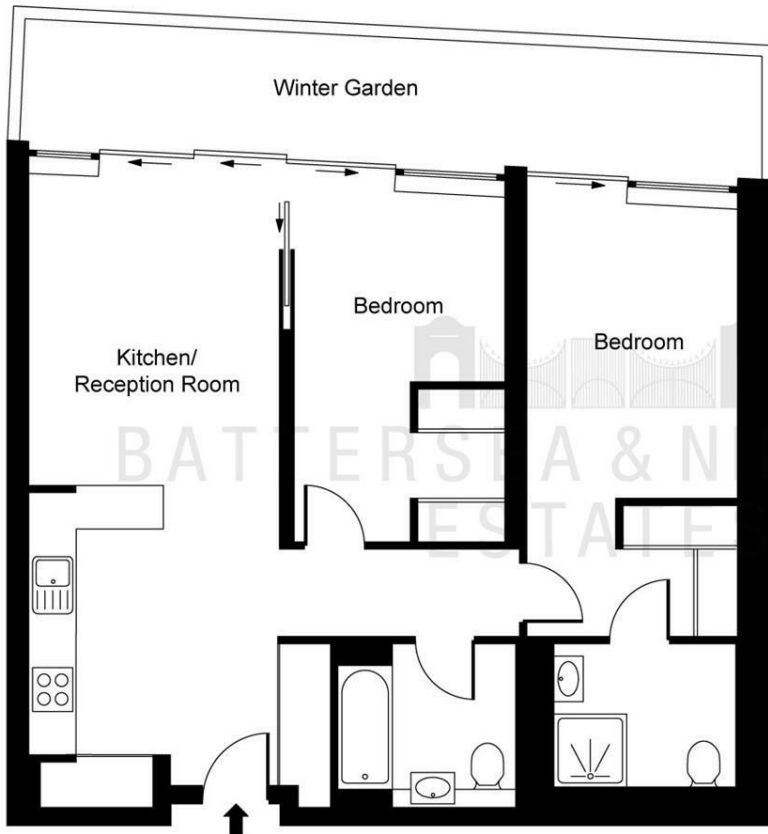
- Short walk to Chelsea
- Residents lounge & library
- Thames clipper port
- Two double bedrooms
- Residents gym & swimming pool
- River views
- Storage cage
- Two rights to park in secure underground car park



[Directions](#)



Floor Plan



Dawson House,
Battersea Power Station, SW8

Approximate Gross Internal Area
83.40 sq m / 898 sq ft
Winter Garden
15.70 sq m / 169 sq ft

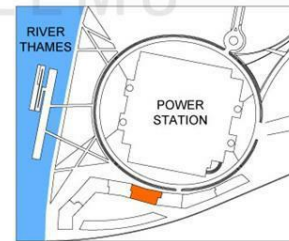


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		81	81			82	82