

## 4 Circus Road West London

This luxury two bedroom, two bathroom apartment is set within the iconic Battersea Power Station Development. With views over the Power Station itself, this stunning property features contemporary design and finish, including Siemens appliances and comfort cooling.

In an aim to offer the epitome of city living this exciting development boasts a selection of vibrant shops, restaurants and leisure spaces all on its doorstep. Residents of this unique development afford easy access to the city with Battersea Power Station tube (Northern Line), Queenstown Road and Battersea Park overground stations and the Thames Clipper transport links all situated nearby.

Approximately 988 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: Wandsworth F

**Asking Price £1,175,000**

Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | No Parking | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

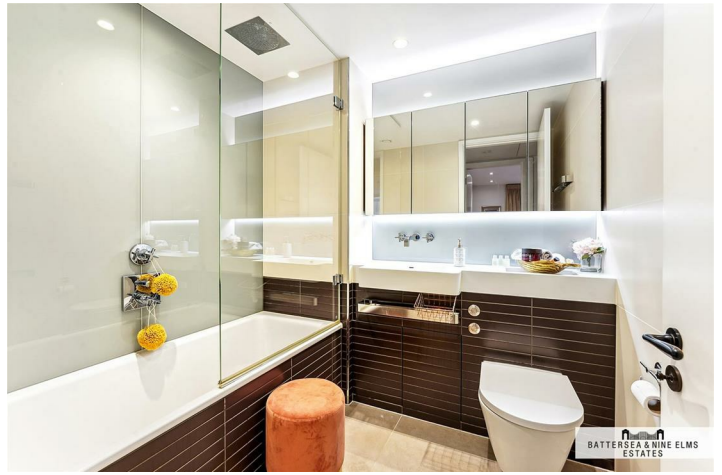
## 4 Circus Road West London



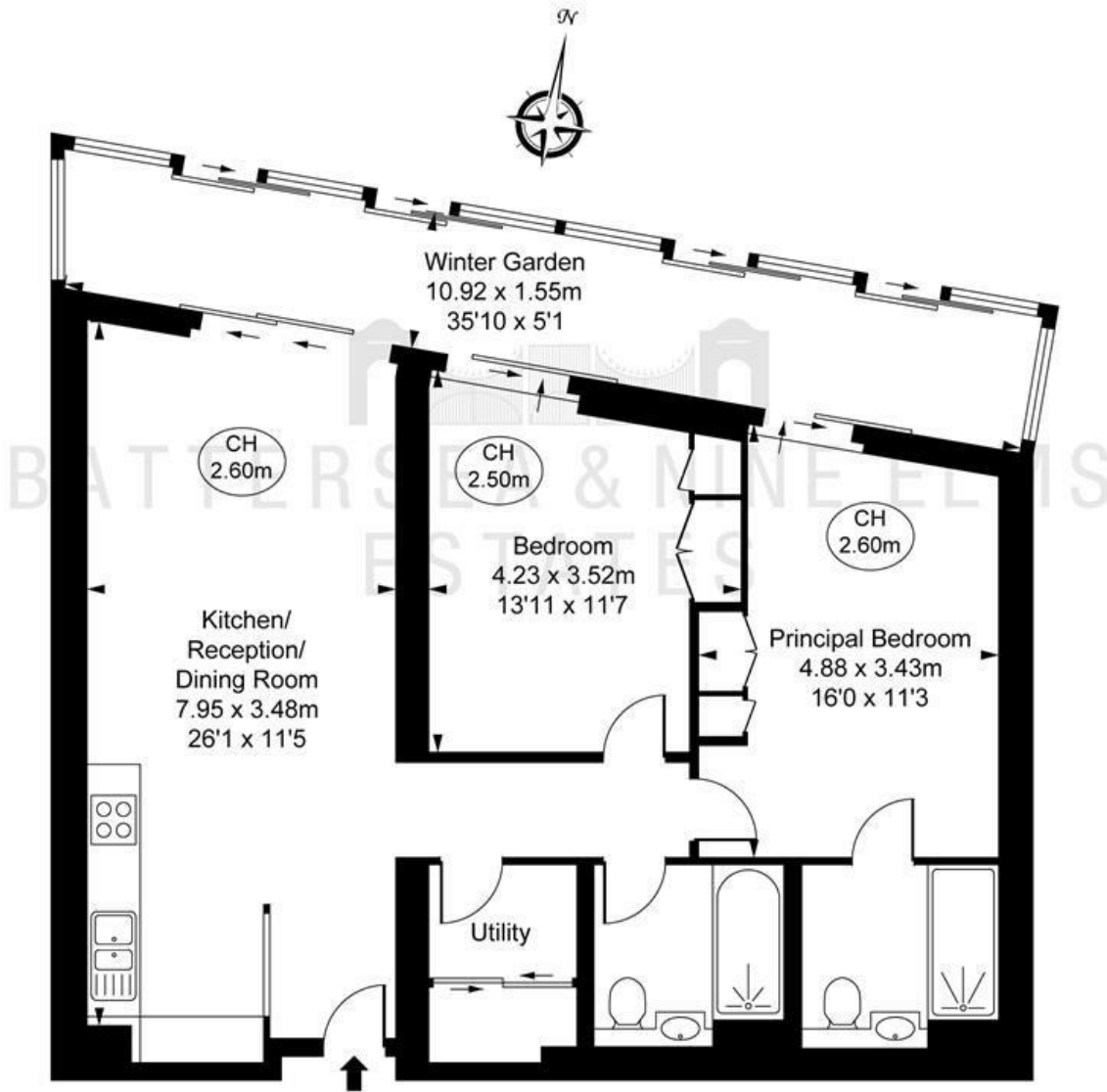
- Comfort cooling
- 24 Hour concierge
- Zone 1 transport links
- Siemens kitchen appliances
- Swimming pool & gym
- Riverside location
- Winter garden
- Residents lounge & meeting room







**Fladgate House,  
Circus Road, SW11**  
Approximate Gross Internal Area  
**95.62 sq m / 1,029 sq ft**  
( Including Winter Garden  
17.13 sq m / 184 sq ft )  
( CH = Ceiling Heights )



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.  
© Fulham Performance

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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(11-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			