



23 Circus Road West London

An exceptional two bedroom apartment boasting dual aspect views of the River Thames and the Battersea Power Station courtyard.

Offering over 1,200 sq ft of bright and spacious accommodation including a private balcony and winter garden, the property benefits from a modern fitted kitchen, complete with fully integrated appliances and two bespoke designed bathrooms exuding luxury.

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.

This apartment comes with right to park in the secure underground car park.

Approx. 993 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)

Asking Price £1,900,000

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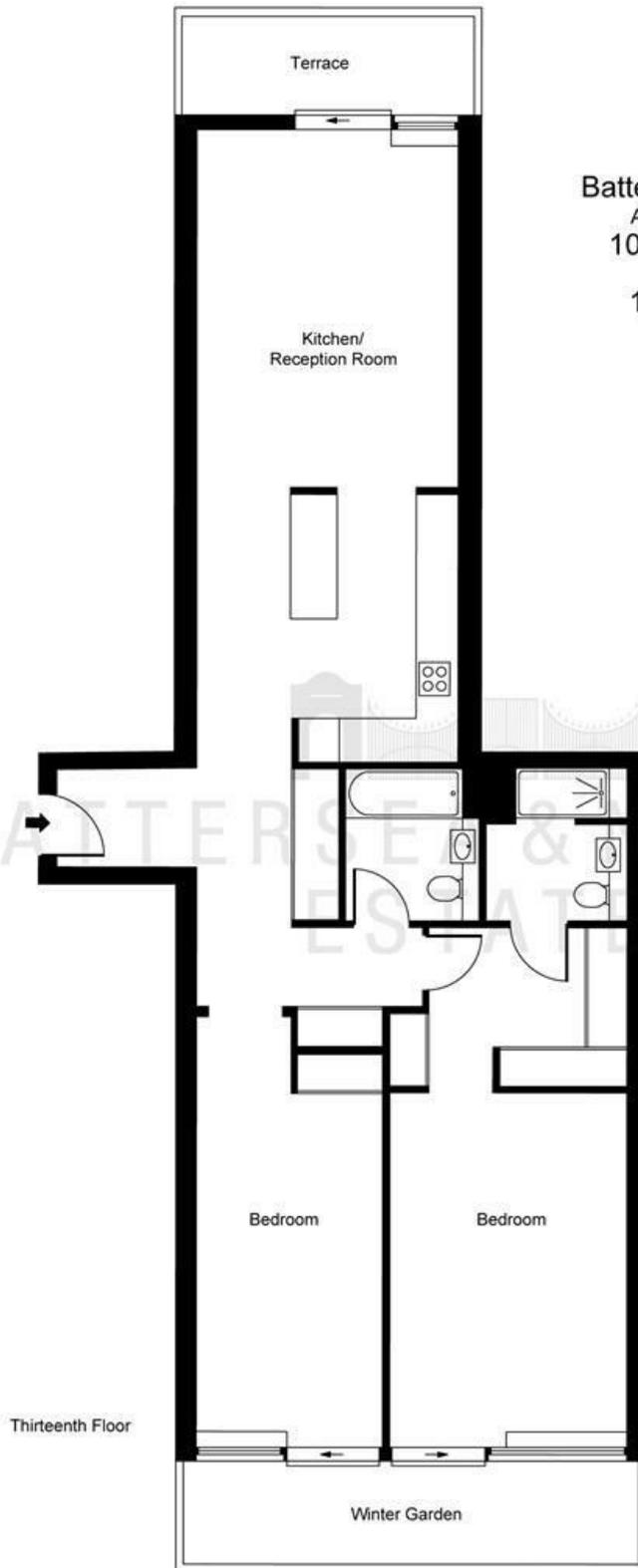
- Two bedrooms
- Finished to a high standard
- Iconic riverside development
- Two bathrooms
- 24 hour concierge
- Fully integrated appliances
- Large balcony and winter garden



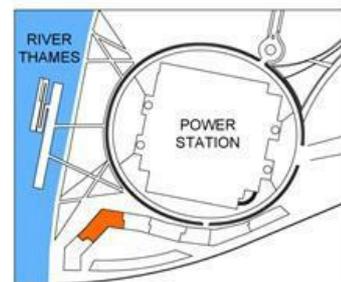
[Directions](#)



Floor Plan



Scott House,
Battersea Power Station, SW9
Approximate Gross Internal Area
106.60 sq m / 1,147 sq ft
Winter garden
10.40 sq m / 112 sq ft



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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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 (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		82	82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	