



## 11 Circus Road West, London

**Asking Price £750,000**

This luxury apartment set within the iconic Battersea Power Station development features an open plan living space, benefiting from stunning interior design and floor to ceiling windows. Finished to the highest of standards the property includes a winter garden, comfort cooling and Siemens appliances.

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, a Thames Clipper port and other zone 1 transport links.

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: E (Wandsworth Council)

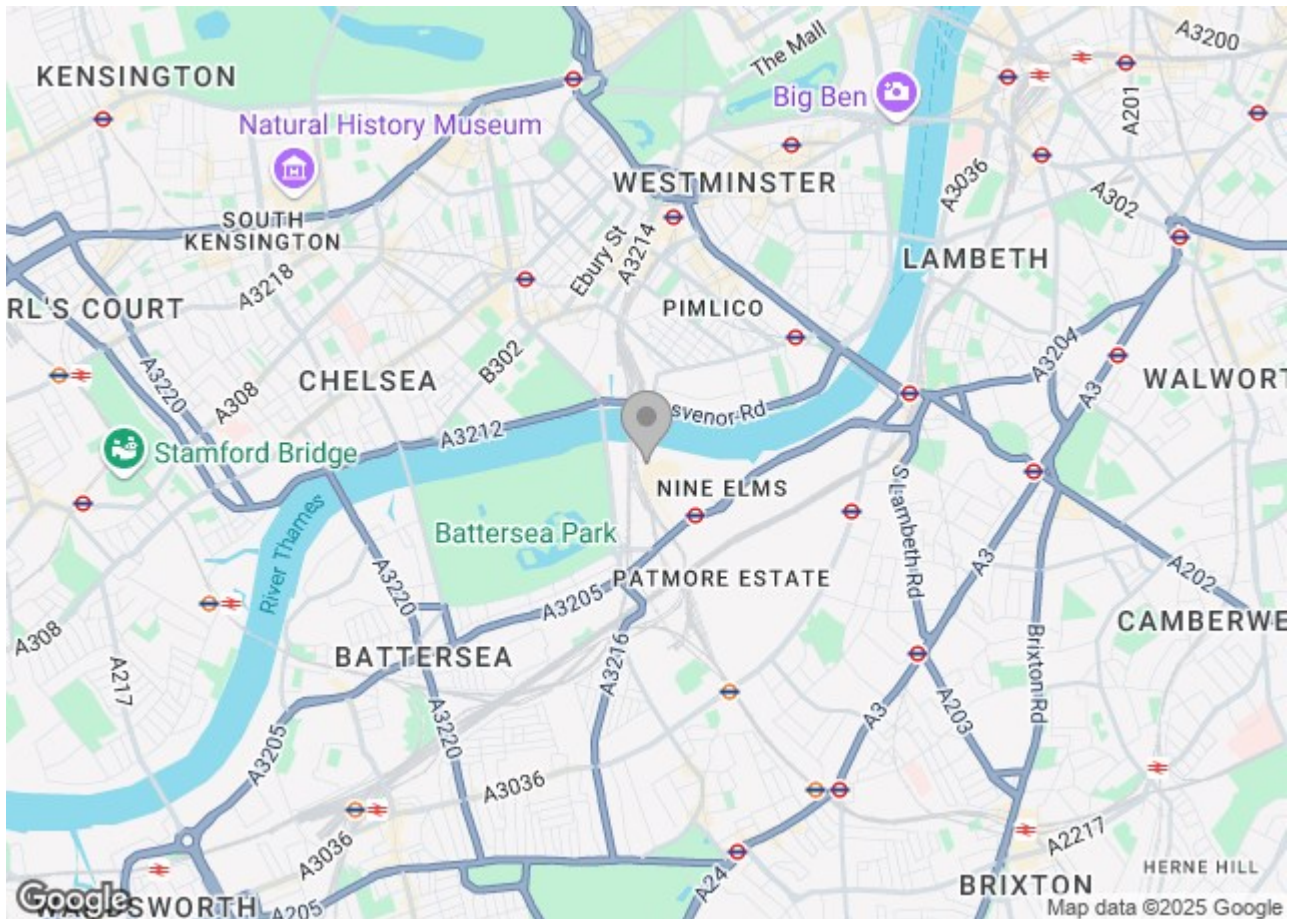
Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access  
| No Parking | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

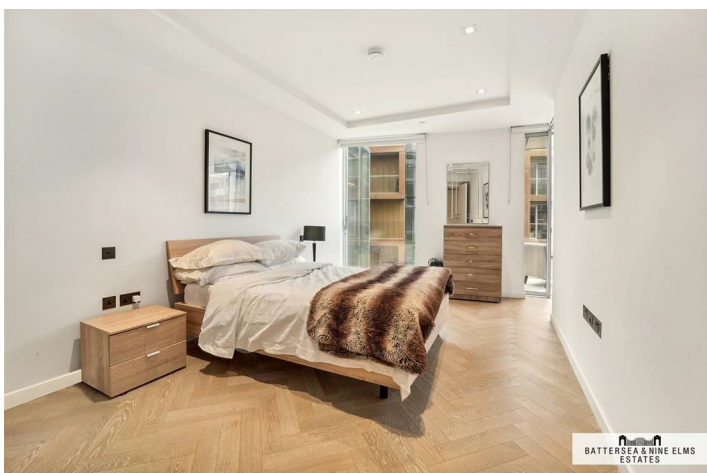
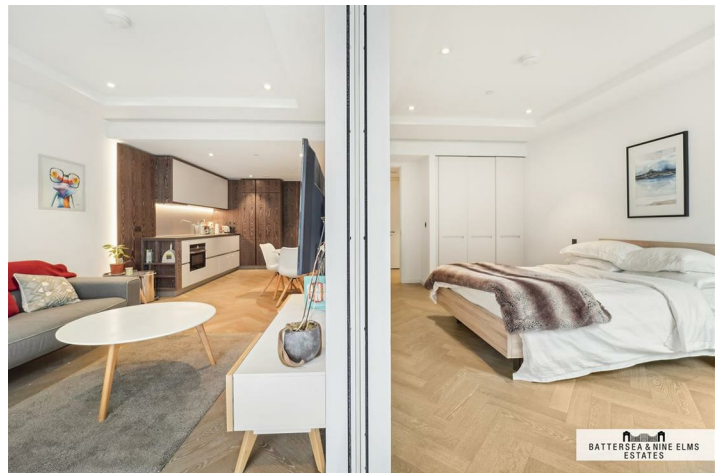
# 11 Circus Road West London



- Comfort cooling
- 24 Hour concierge
- Outstanding resident facilities
- Riverside location
- Zone 1 transport links
- Lift access







Dawson House,  
Circus Road West, SW11

Approximate Gross Internal Area  
63.73 sq m / 686 sq ft

( Including Winter Garden  
6.90 sq m / 74 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.  
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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	