



11 Circus Road West London

Overlooking the iconic Power Station and featuring partial River views this stunning two bedroom apartment is located over a high floor in Dawson House. Measuring approximately 898 sq ft the apartment comprises of two double bedrooms, two bathrooms (one en-suite) a large winter garden spanning the lengths of the property and an open plan kitchen reception room.

Residents benefit from impressive communal facilities which include 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: Wandsworth G

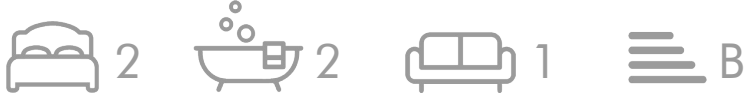
Asking Price £1,450,000

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

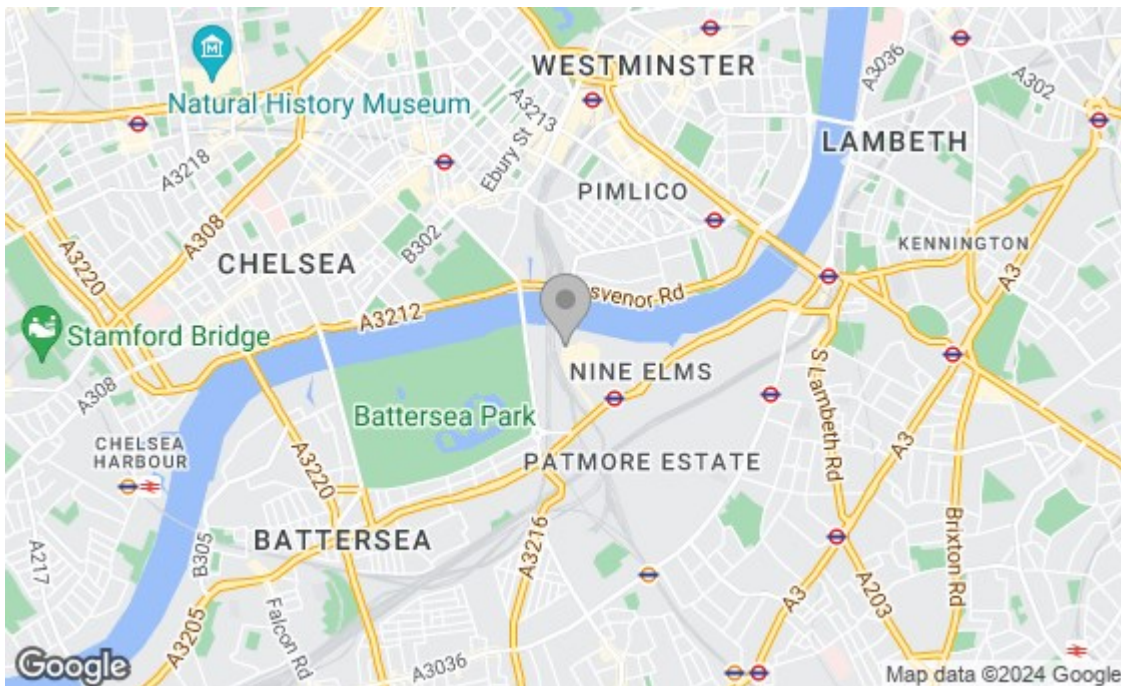
To check broadband and mobile phone coverage please visit Ofcom

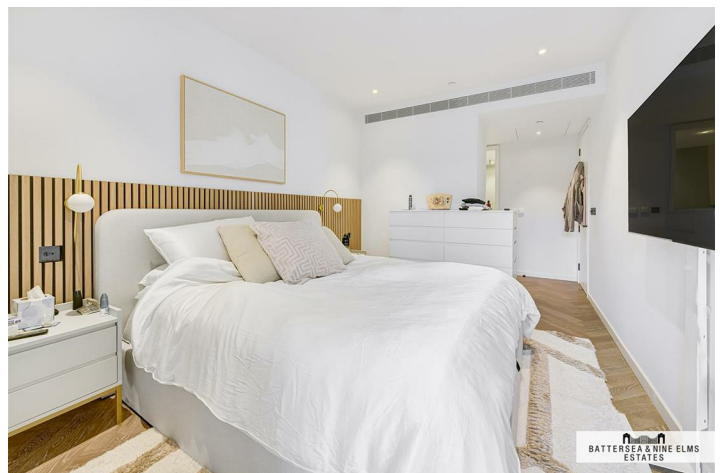
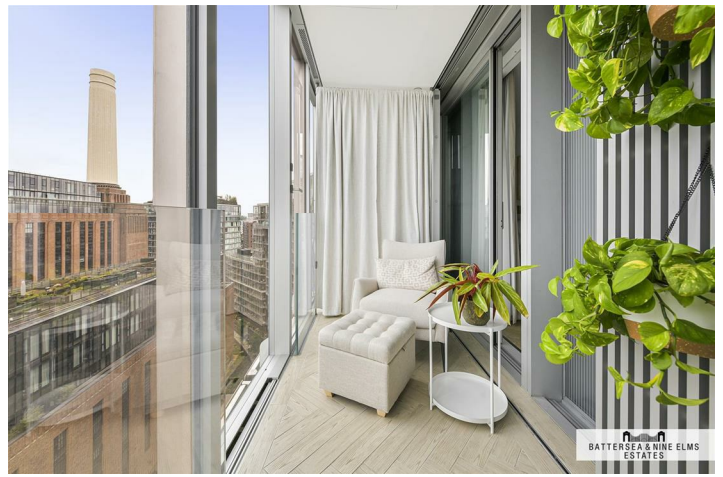
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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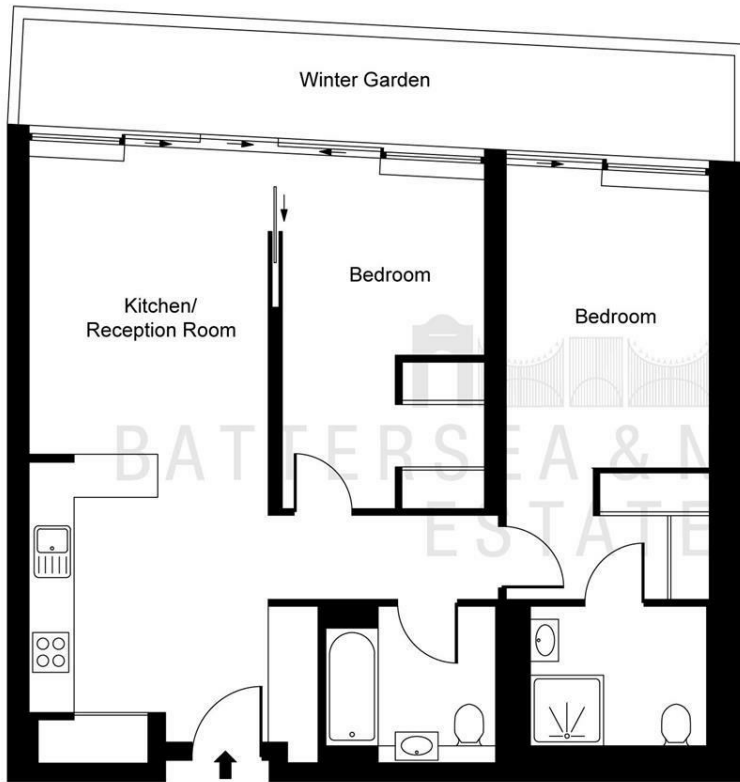


- Comfort cooling
- Residents gym & swimming pool
- **Photos from 2018
- 24 Hour concierge
- Residents cinema suite
- Residents lounge & bar
- Zone 1 transport links





Floor Plan



Dawson House, Battersea Power Station, SW8

Net Saleable Area
83.40 sq m / 898 sq ft
Winter garden
15.70 sq m / 169 sq ft

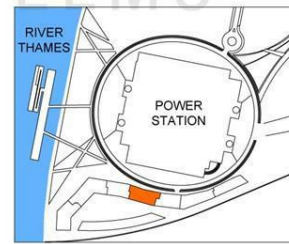


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 (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		81	81	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	