



**BATTERSEA & NINE ELMS
ESTATES**



11 Circus Road West London

Asking Price £1,800,000

Featuring impressive views and arranged over a high floor, this stunning two bedroom, two bathroom apartment is located in iconic Battersea Power Station development. This unique, spacious property offers far reaching views from the winter garden which spans the length of the property. Well laid out, the property has an open plan kitchen/ reception room with integrated appliances, two double bedrooms with built in storage and two luxurious bathrooms.

The Battersea Power Station development features a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Dawson House is located in the West phase of the complex ideally situated for the River Thames, Chelsea, Battersea Park and local tube and rail stations.

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: G Wandsworth

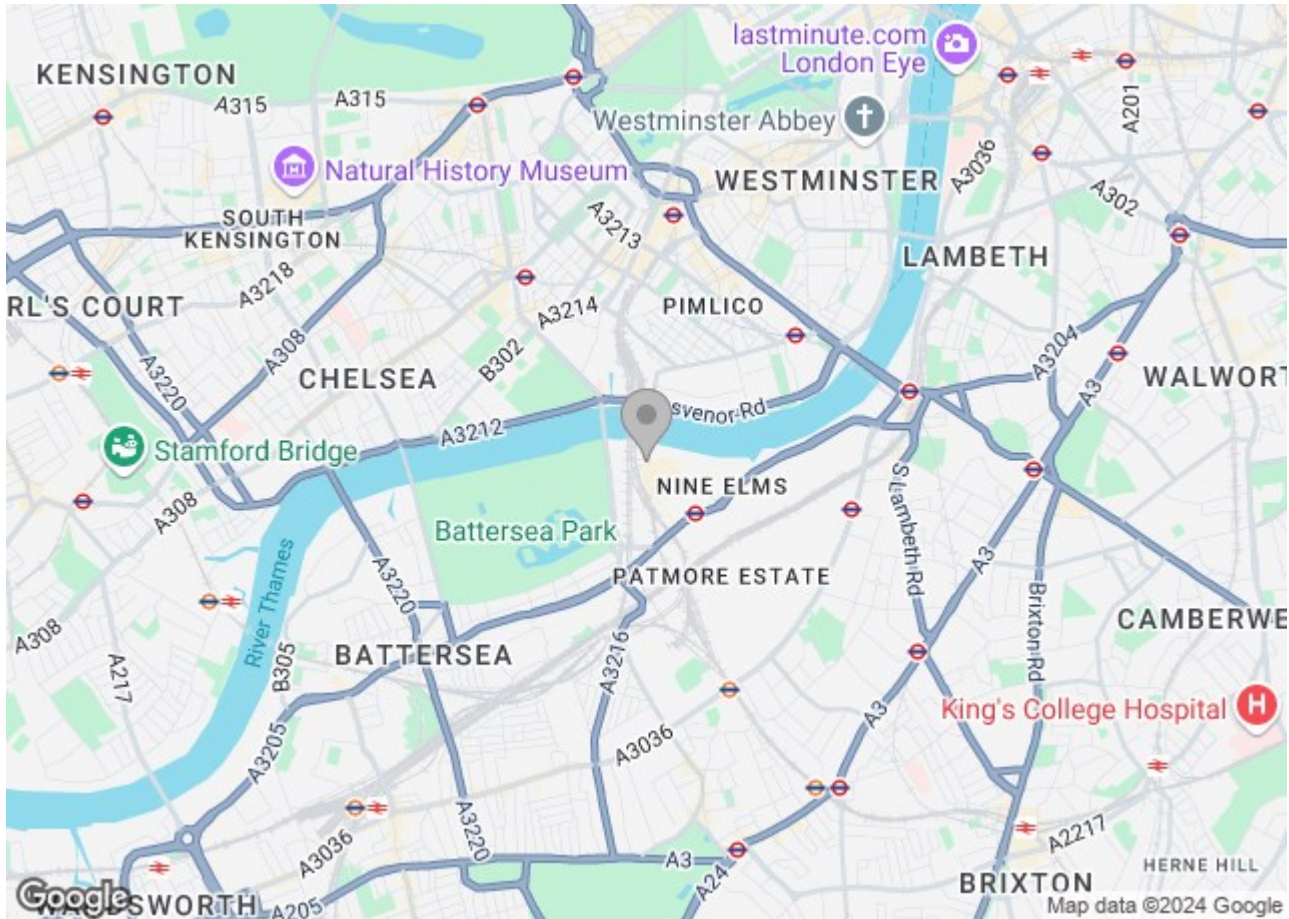
Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking No | Cladding: EWS1 Certificate available

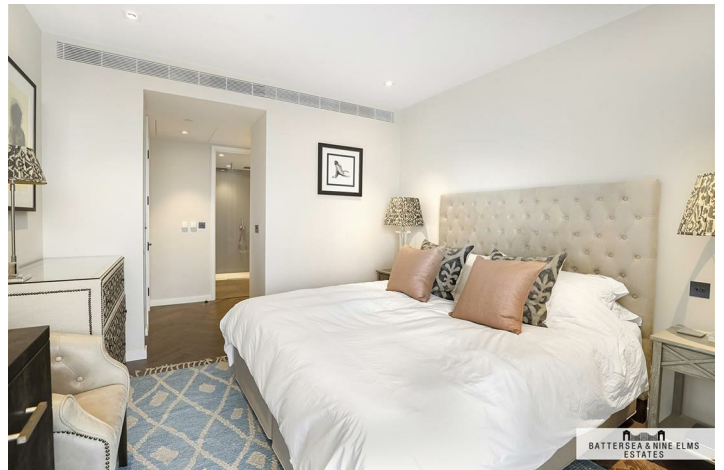
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

11 Circus Road West London



- Two bedrooms
- Two bathrooms
- 24 Hour concierge
- Residents cinema suite
- Residents gym & swimming pool
- Zone 1 transport links





**Dawson House,
Circus Road, SW11**

Net Saleable Area
110.4 sq m / 1,188 sq ft

Winter Garden
21.8 sq m / 234 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				(81 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-69) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
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	