

11 Circus Road West, London

Asking Price £750,000

Located within one of London's most vibrant and prestigious developments, this stylish one-bedroom apartment spans 578 sq. ft. of contemporary living space in the heart of Battersea Power Station. Blending luxury with practicality, this remarkable residence is set in one of the city's most coveted areas.

The open-plan design creates a bright and spacious living area, complete with premium finishes such as sleek flooring and modern fixtures. The generously sized bedroom provides a peaceful retreat, while the spacious bathroom combines elegance with practicality.

As part of this exclusive development, residents have access to first-class amenities, including a 24-hour concierge service, a cutting-edge gym, and a beautiful swimming pool. With direct access to world-class shopping, dining, and entertainment options, along with excellent transport links to central London, this apartment offers a lifestyle like no other in an iconic setting.

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)

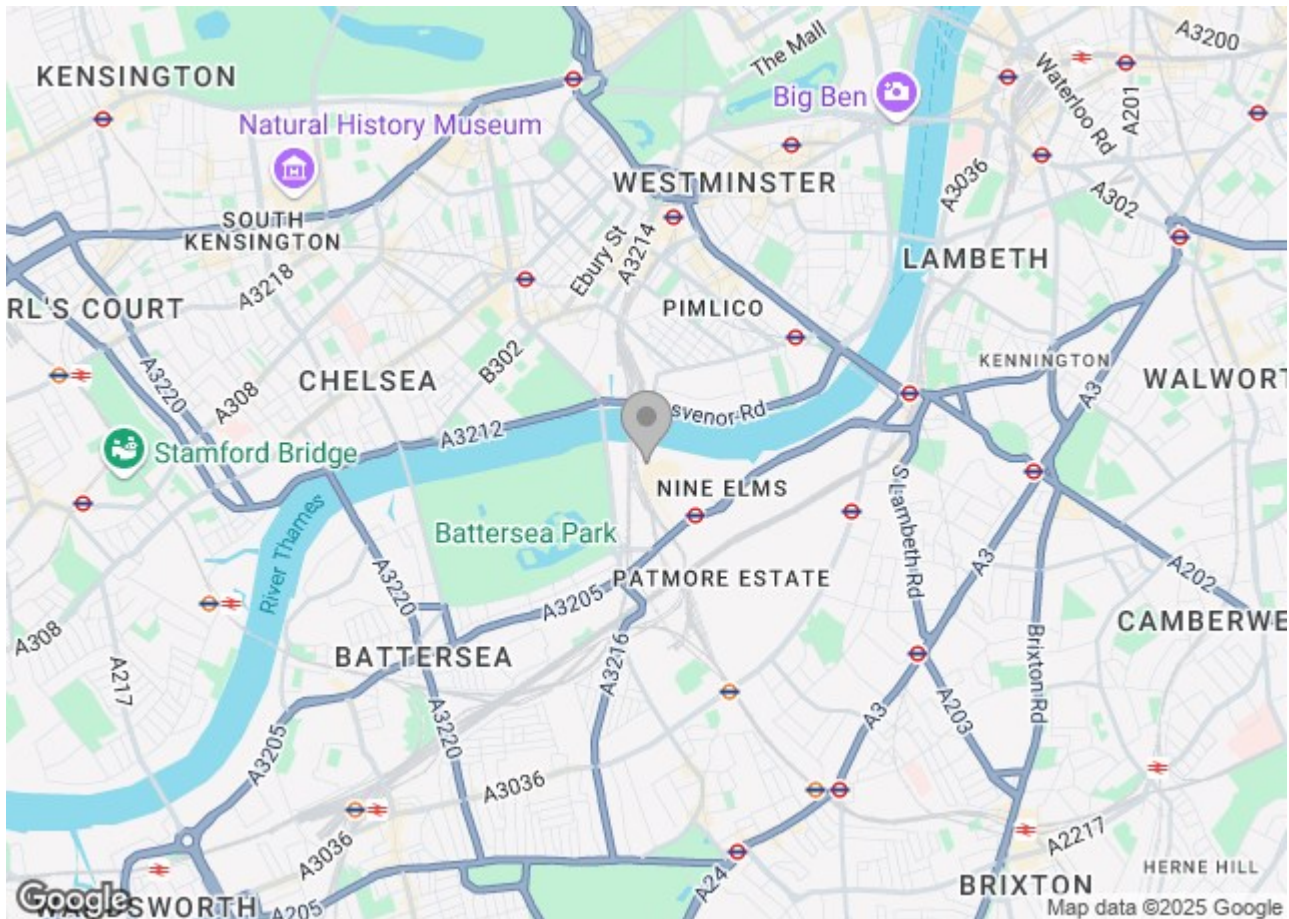
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | No Parking | Cladding: EWS1 Certificate available

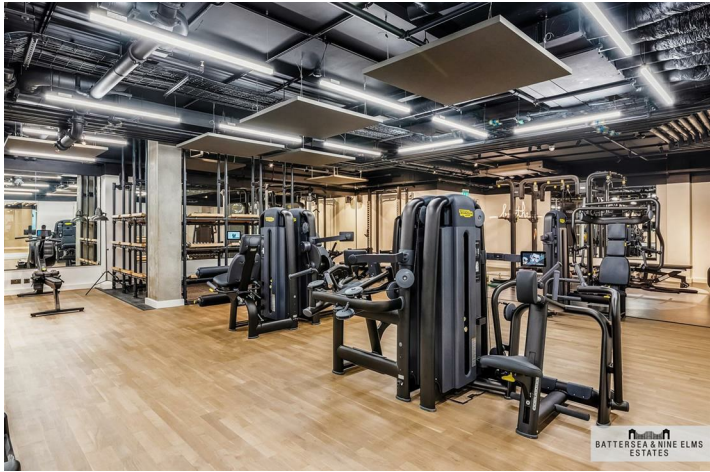
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

11 Circus Road West London

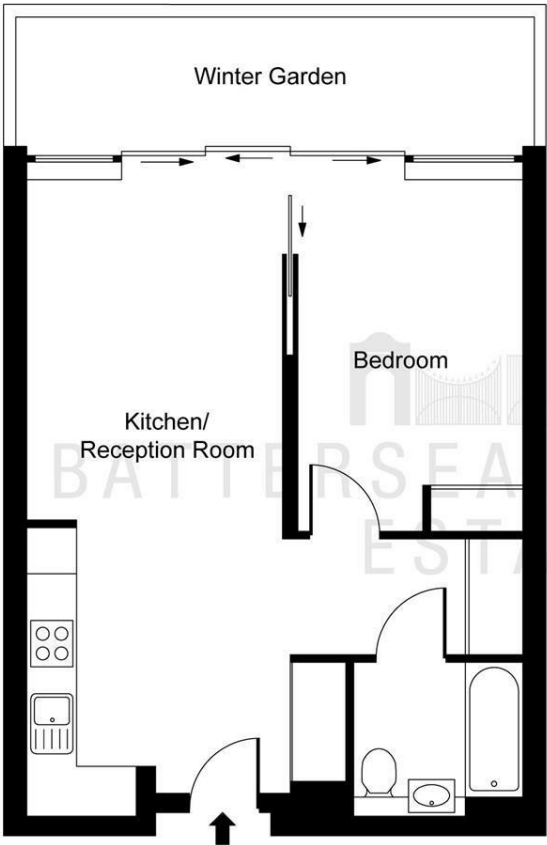


- One bedroom
- One bathroom
- Winter Garden
- Gym and Spa
- Residents Cinema
- Close to Battersea Park
- Swimming Pool
- Zone 1 Transport Links





Floor Plan



Dawson House,
Battersea Power Station, SW8
Approximate Gross Internal Area
53.70 sq m / 578 sq ft
Winter Garden
10.40 sq m / 112 sq ft

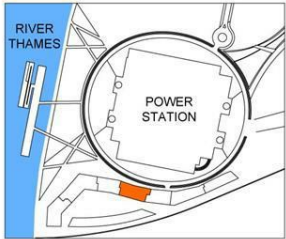


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 | | | | Environmental Impact (CO ₂) Rating | | | |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| | | Current | Potential | | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | 81 | 81 | (81-91) B | | 84 | 84 |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| 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 | |