



**BATTERSEA & NINE ELMS
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Ambrose House, Circus Road West

Asking Price £1,100,000

A beautifully presented two bedroom apartment set within the iconic Battersea Power Station development. This bright and spacious property offers two double bedrooms, two bathrooms, open plan kitchen/ reception room and winter garden spanning the length of the property.

Ambrose 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.

Approx. 986 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: F (Wandsworth Council)

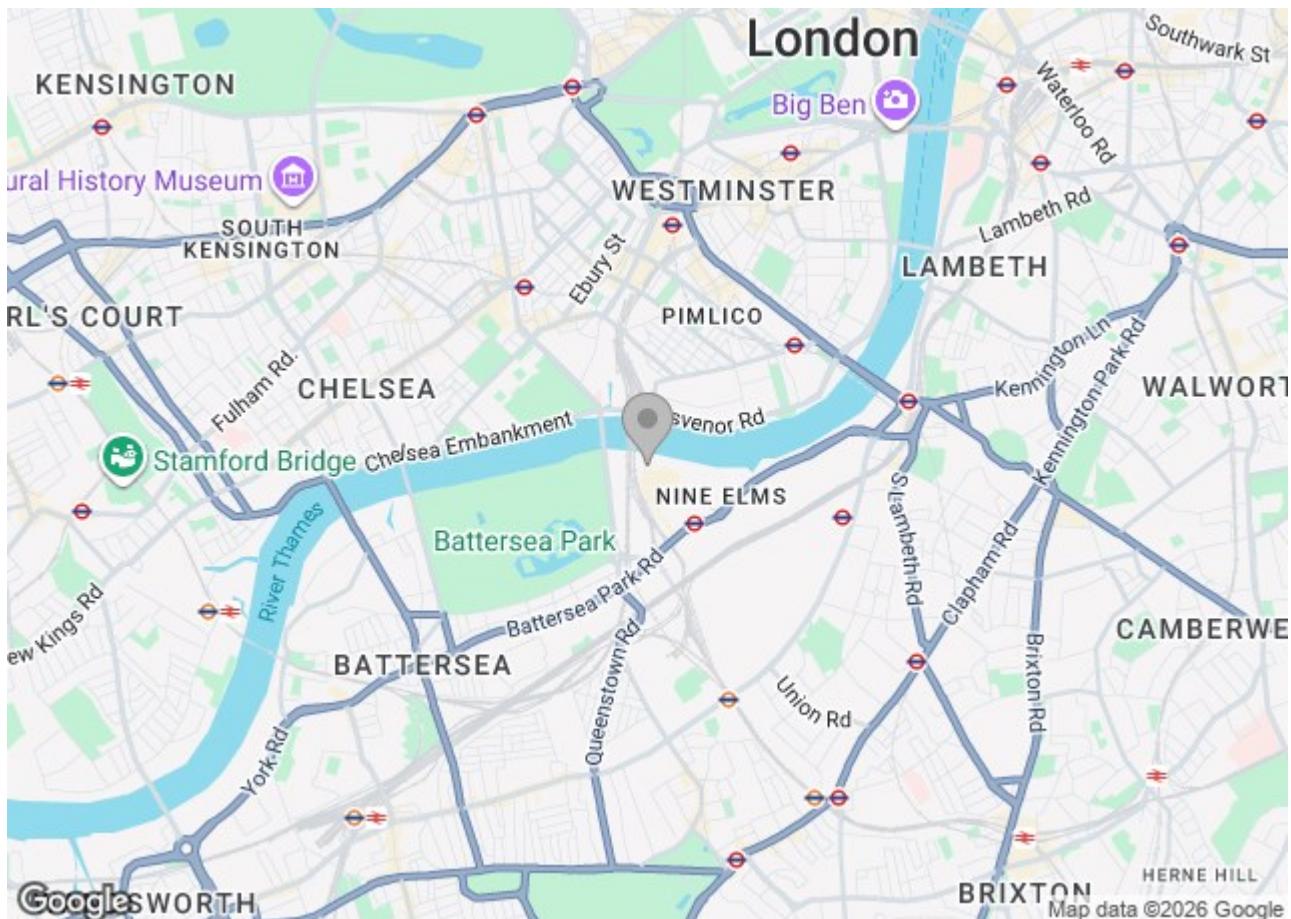
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

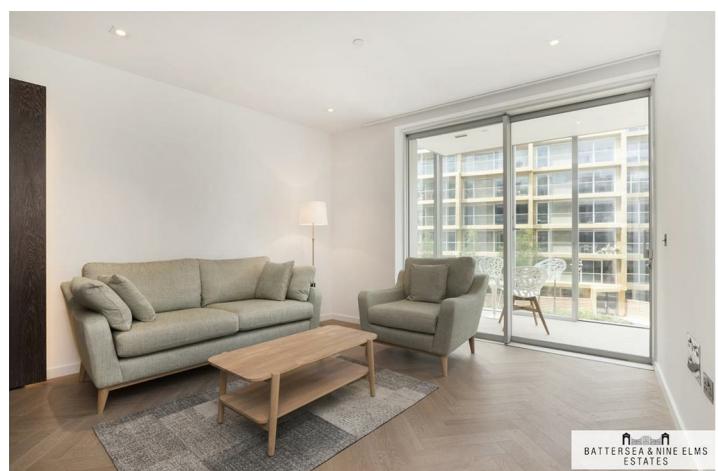
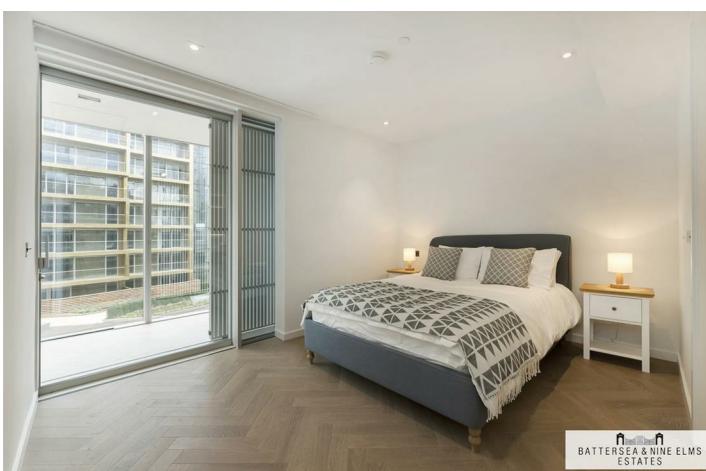
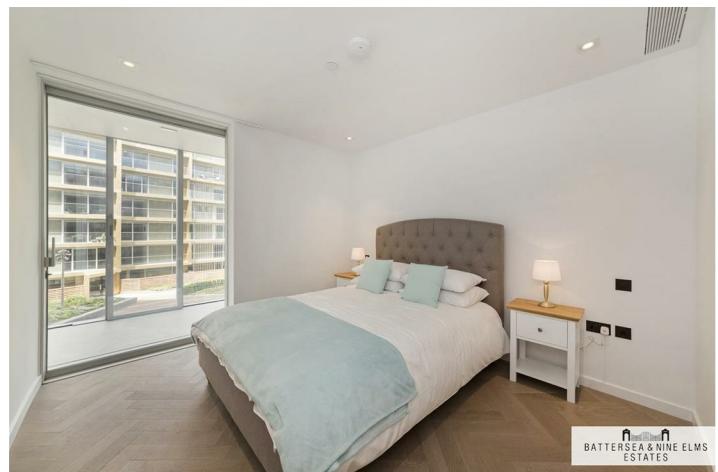
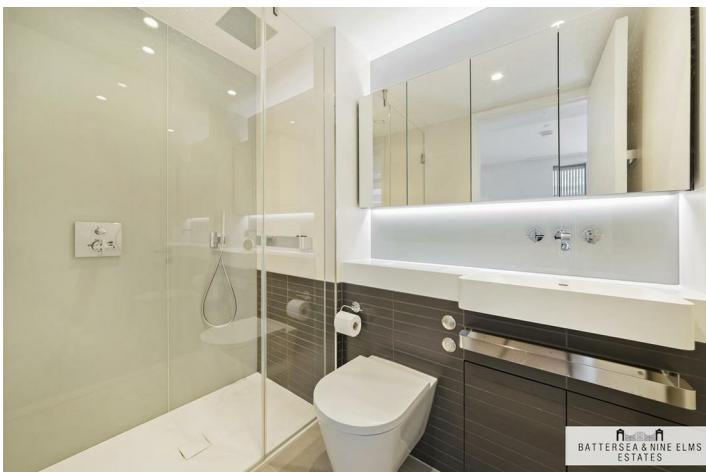
To check broadband and mobile phone coverage please visit Ofcom.

19 Circus Road West London



- Council tax band : F - Wandsworth Council
- Residents gym & swimming pool
- Large winter garden
- 24 Hour concierge
- Short walk to Chelsea
- Residents lounge & bar
- Cinema & meeting rooms





Floor Plan



**Ambrose House,
Battersea Power Station, SW8**
Approximate Gross Internal Area
72.30 sq m / 778 sq ft
Winter Garden
15.90 sq m / 171 sq ft

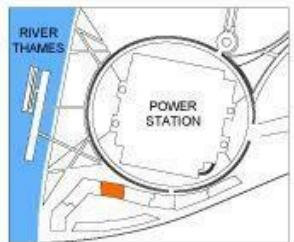


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms 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
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		