

**BATTERSEA & NINE ELMS
ESTATES**



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)

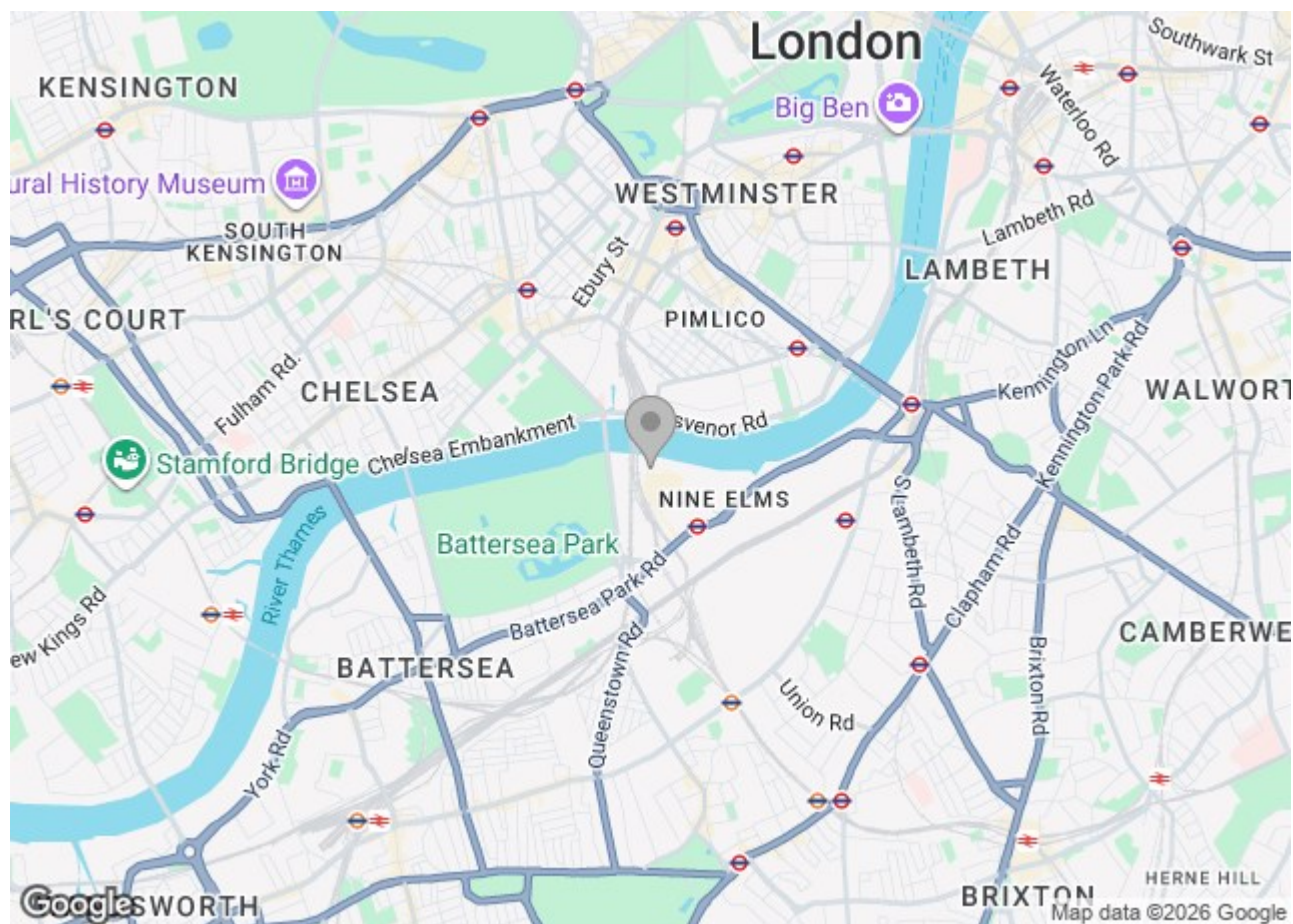
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

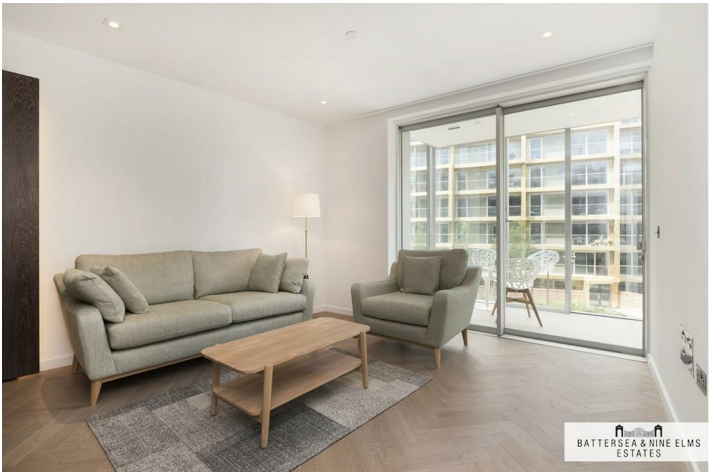
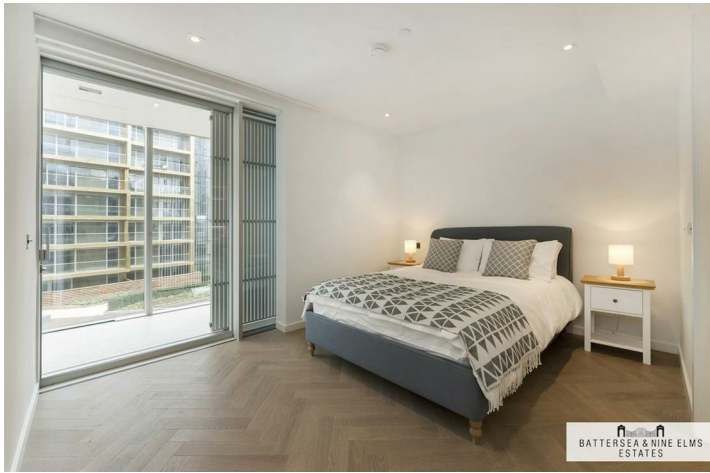
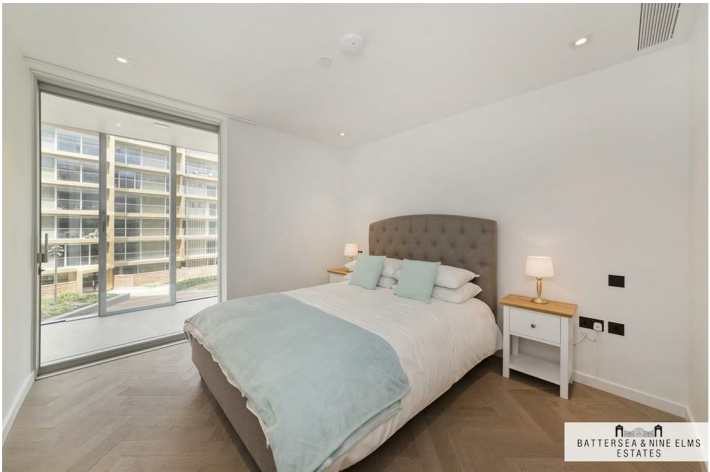
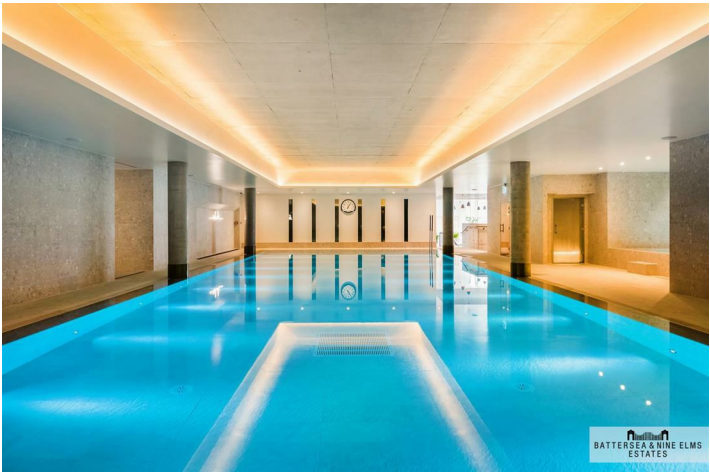
To check broadband and mobile phone coverage please visit Ofcom.

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

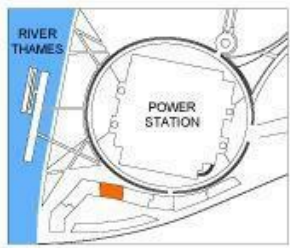


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY.
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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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				(81-91) B			
(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	