



Scott House, Battersea Power Station

Asking Price £2,500,000

This incredible two bedroom duplex of Scott House. Featuring outstanding river views from the winter garden and bespoke interior design, this stunning apartment offers an abundance of light and luxury accommodation. Internally 1332 sq ft, with a large winter garden and terrace, providing a further 118 sq ft.

Residents of the Battersea Power Station development will have a selection of vibrant shops, restaurants and leisure spaces available to them. Scott 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: G (Wandsworth Council)

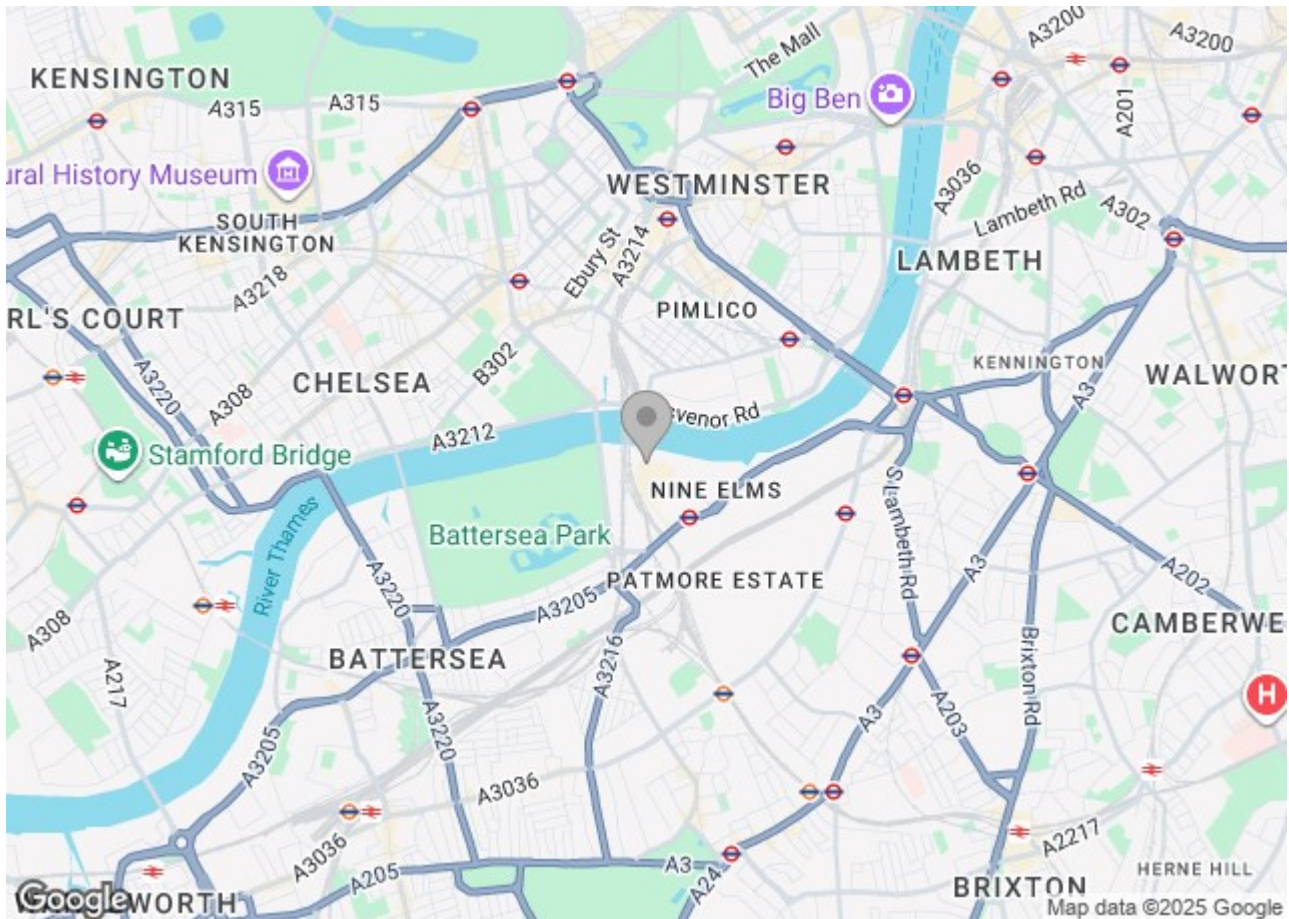
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Cladding: EWS1 Certificate available

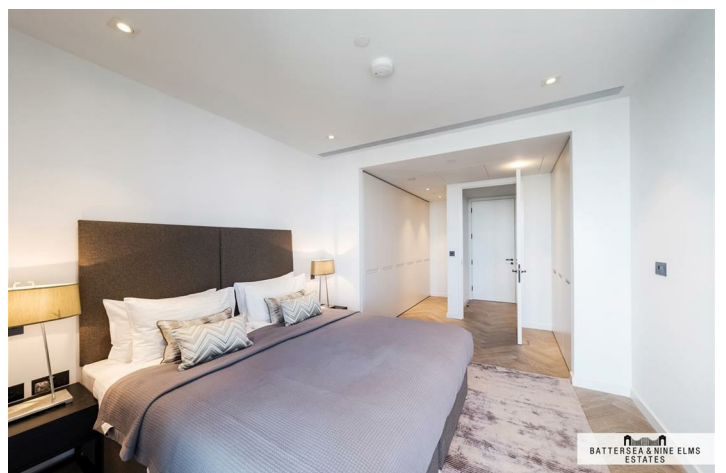
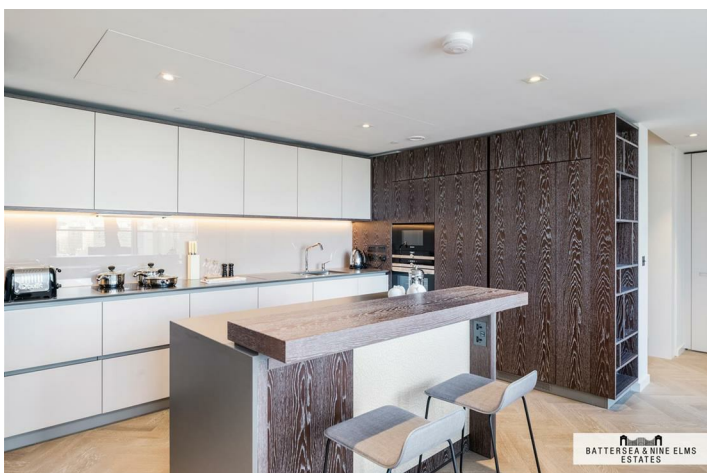
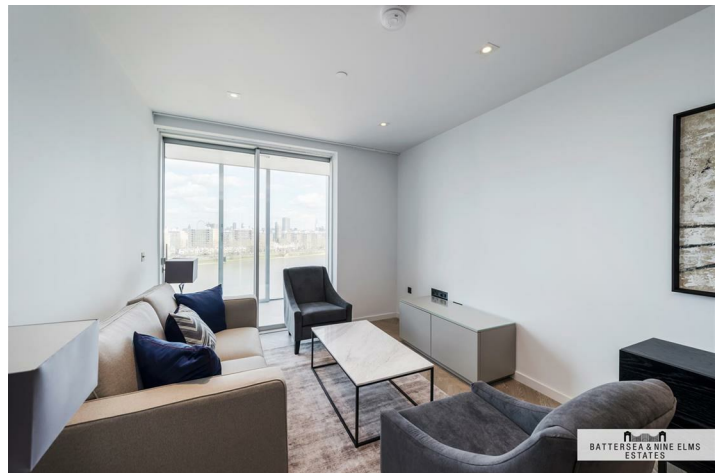
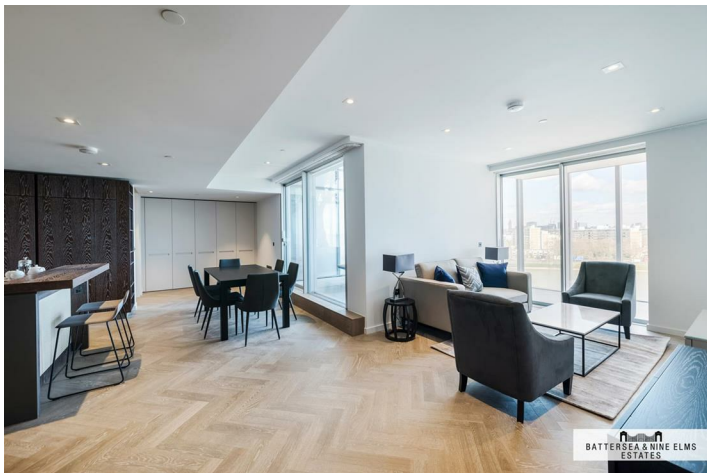
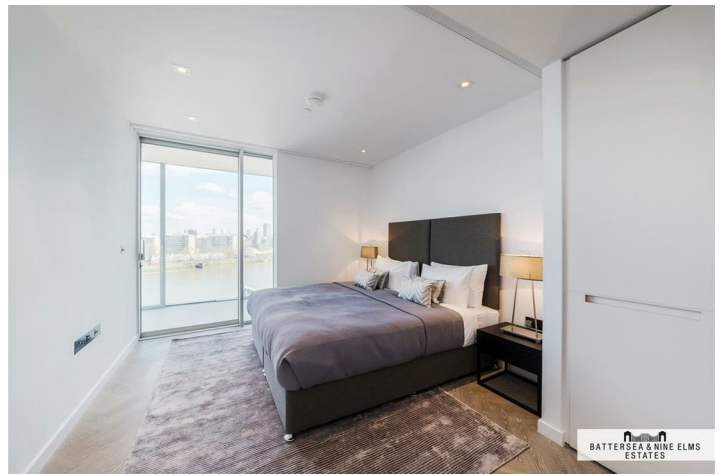
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

23 Circus Road West London

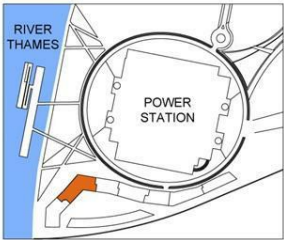


- Two bedrooms
- Two bathrooms
- 1332 sq ft internally approx
- Winter garden
- River views
- Terrace
- Resident's Lounge

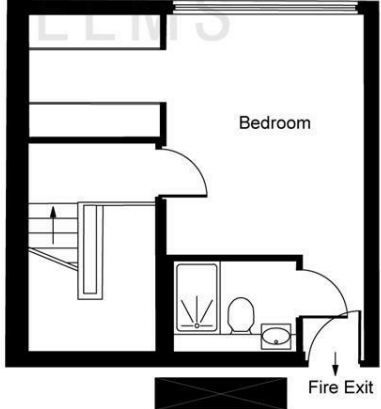




Floor Plan



Scott House,
Battersea Power Station, SW8
Approximate Gross Internal Area
123.70 sq m / 1,332 sq ft
Winter Garden
11.00 sq m / 118 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(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	