



Pearce House, Battersea Power Station

Asking Price £800,000

A spacious one bedroom apartment featuring high specification design and finish. Located in Pearce House, this well proportioned apartment benefits from fully integrated Siemens appliances including a dishwasher, microwave oven and LG washer/dryer.

Residents of Battersea Power Station have access to a plethora of resident facilities such as a 24 hour concierge service, gym & swimming pool, residents lounge and meeting rooms and cinema.

Situated in the heart of the iconic development, residents can take advantage of the selection of vibrant shops, restaurants and leisure spaces available to them. The River Thames, Chelsea, Battersea Park and zone 1 tube and rail stations are located close by.

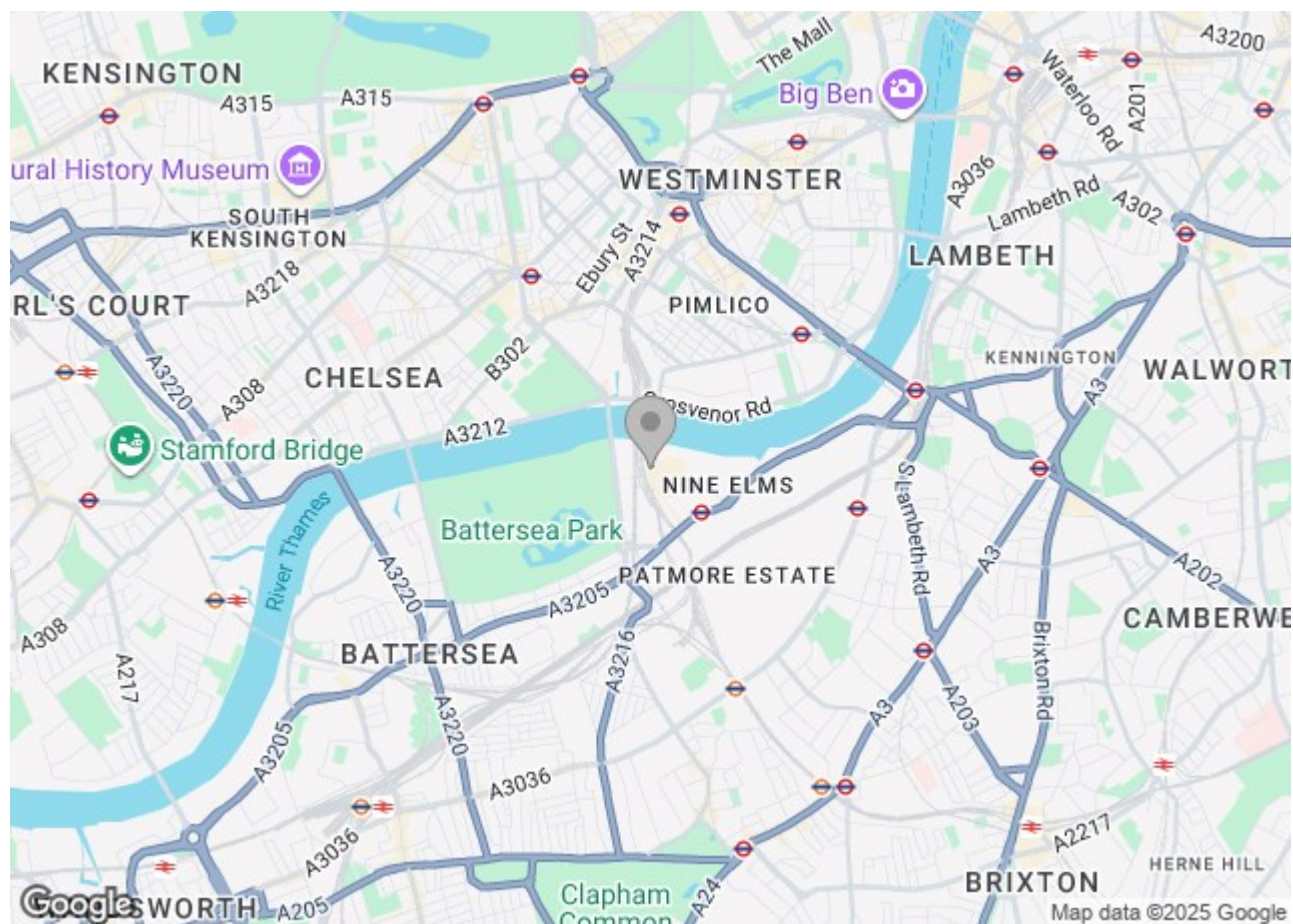
Approximately 987 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: Wandsworth - E

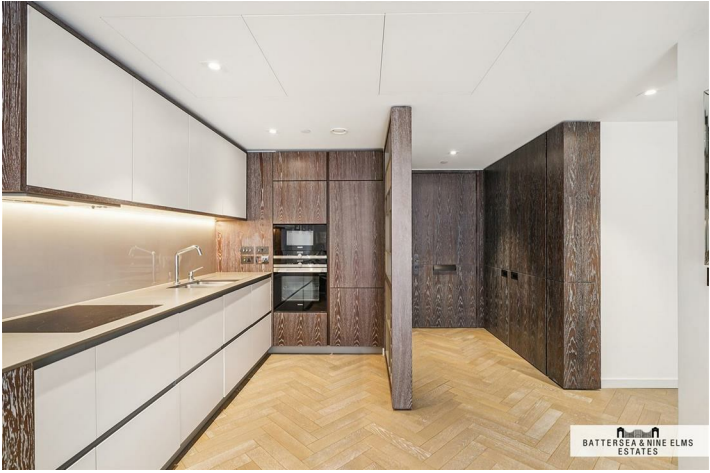
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access
| Cladding: EWS1 Certificate available

8 Circus Road West London

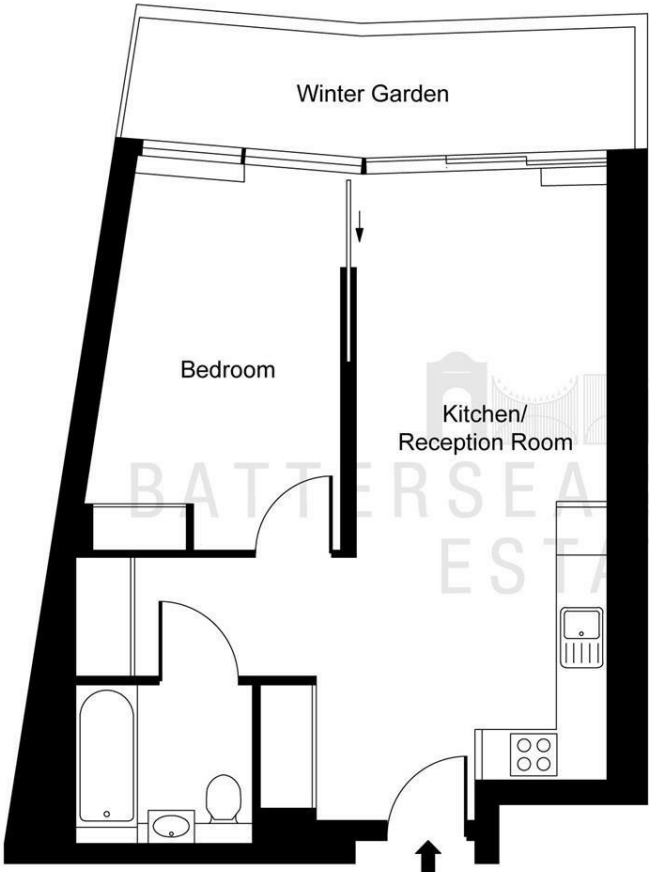


- One double bedroom
- Gym & swimming pool
- Moments to Battersea Park
- Built in storage
- Cinema suite & meeting rooms
- 24 Hour concierge
- Excellent transport links





Floor Plan



Pearce House
Battersea Power Station, SW8
Winter Garden
9.80 sq m / 105 sq ft
Net Saleable Area
54.40 sq m / 586 sq ft

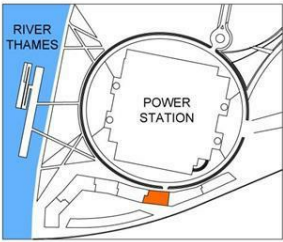


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(38-54) D			
(39-54) E				(21-37) 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	