



**BATTERSEA & NINE ELMS
ESTATES**

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Circus Road West London

Welcome to Switch House, an exquisite apartment located on Circus Road West. This stunning property boasts a generous living space of 1,641 square feet, providing ample room for both relaxation and entertainment.

The apartment features a spacious reception room, perfect for hosting guests or enjoying quiet evenings at home. With two well-appointed bedrooms, this residence offers a comfortable retreat for family or visitors. Each bathroom is designed with modern fixtures throughout.

Switch House is not just a home; it is a lifestyle choice, situated in a vibrant area that combines the charm of urban living with the tranquillity of residential comfort. This property is ideal for those seeking a sophisticated living experience in a prime location.

£2,000 Per Week

28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

Circus Road West London



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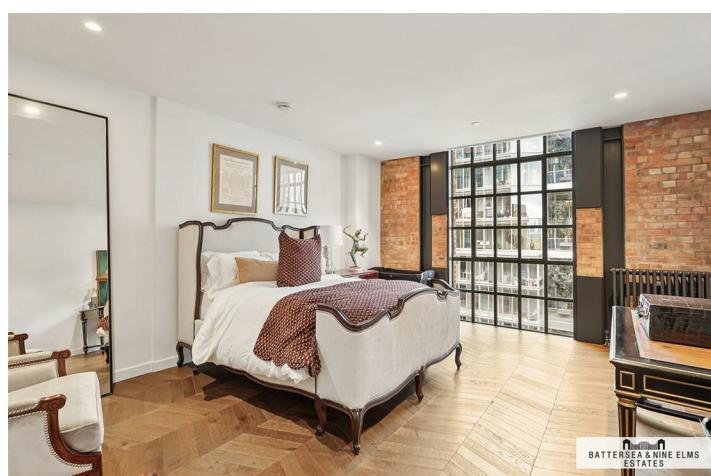
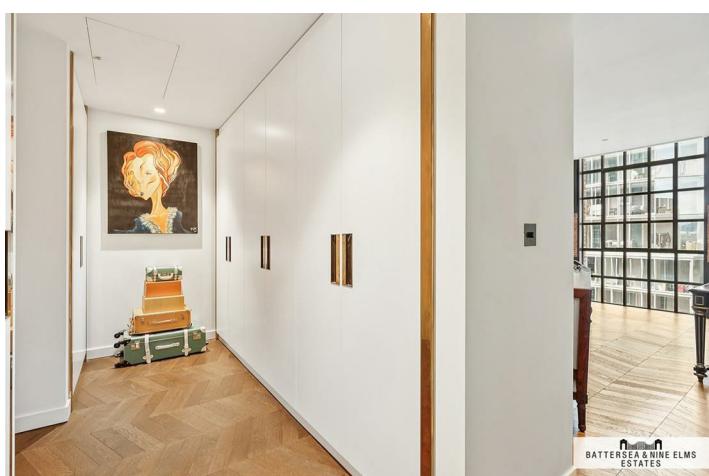
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B

- Two bedrooms
- 24 hour concierge
- Cinema room
- Two en-suite bathrooms
- Luxury finish throughout
- One WC
- Dressing room
- Residents gymnasium & swimming pool





Floor Plan

Switch House,
Circus Road, SW11
Approximate Gross Internal Area
152.46 sq m / 1,641 sq ft
(CH = Ceiling Heights)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		81	81
(69-80) C			
(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		

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		