



4 Circus Road West London

£725 Per Week

A bright and spacious one double bedroom apartment with built in wardrobes located in the prestigious, Battersea Power Station. This stunning apartment is flooded with natural light throughout and briefly comprises of an open plan kitchen/living area, large double bedroom, modern bathroom and a large winter garden. Further benefits include wooden floors throughout and under floor heating and cooling.

Residents benefit from impressive communal facilities which include a gym, swimming pool and sauna, as well as a residents cinema room, meeting rooms and 24 concierge service.

Fladgate 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.

Minimum contract: 12 months
Change of contract fee: £50 including VAT
Council Tax: Wandsworth - E
Lift Access
Holding Deposit - £725 (1 weeks rent, subject to offer agreed)

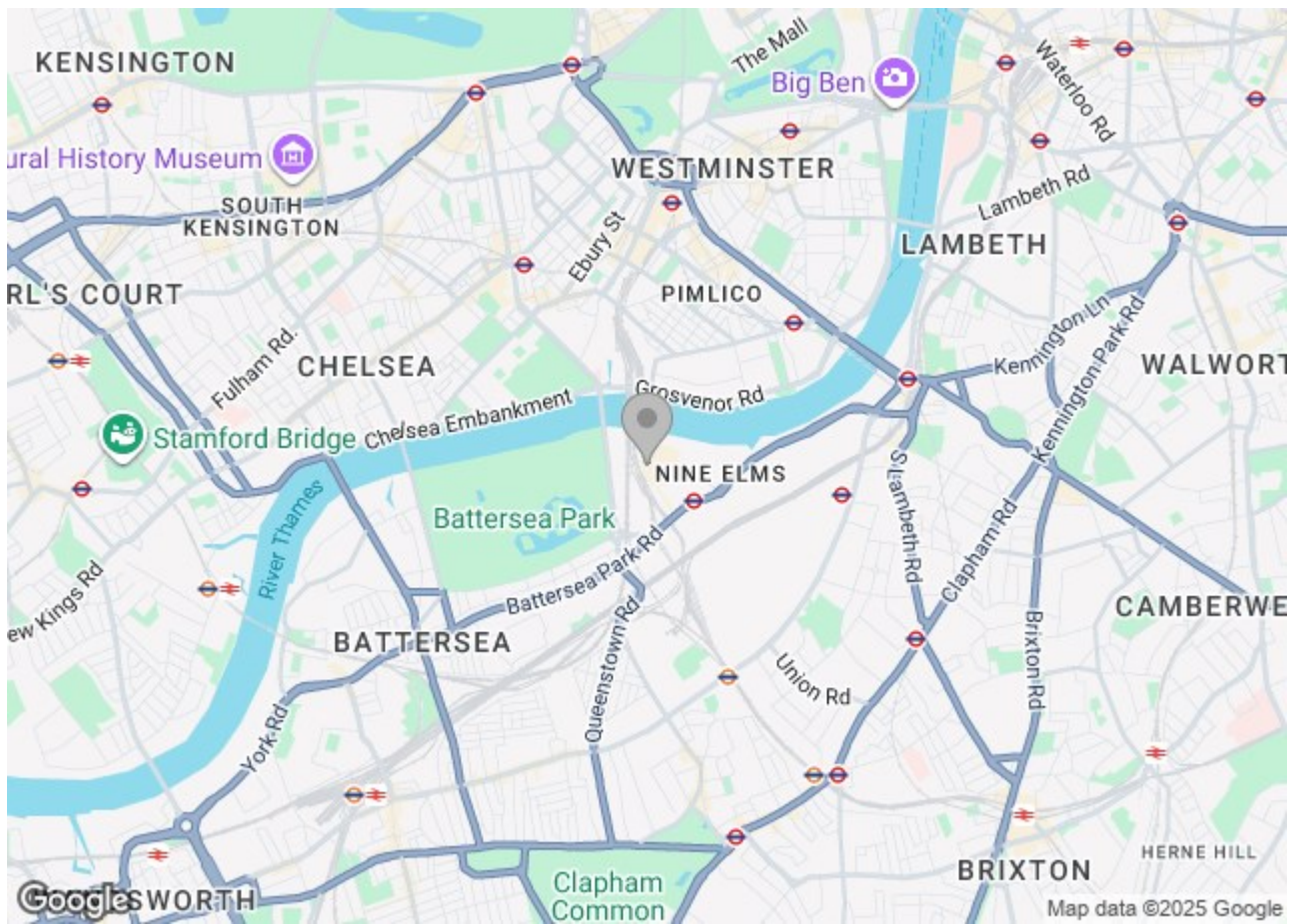
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: FTTP

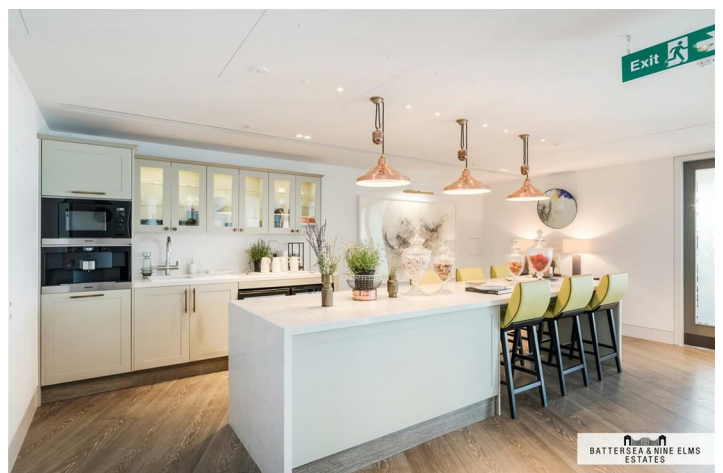
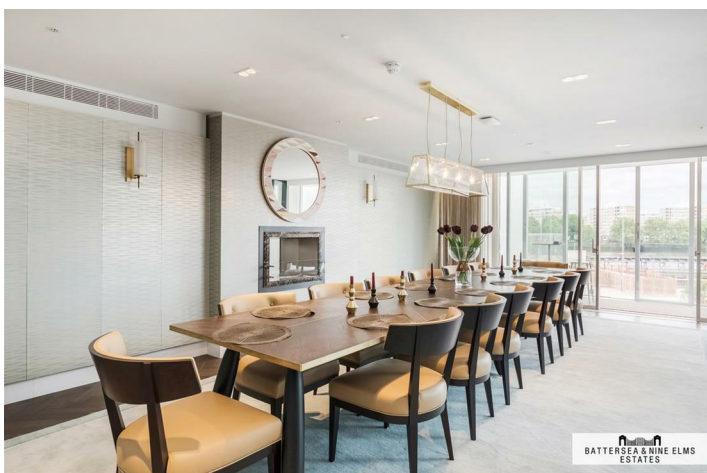
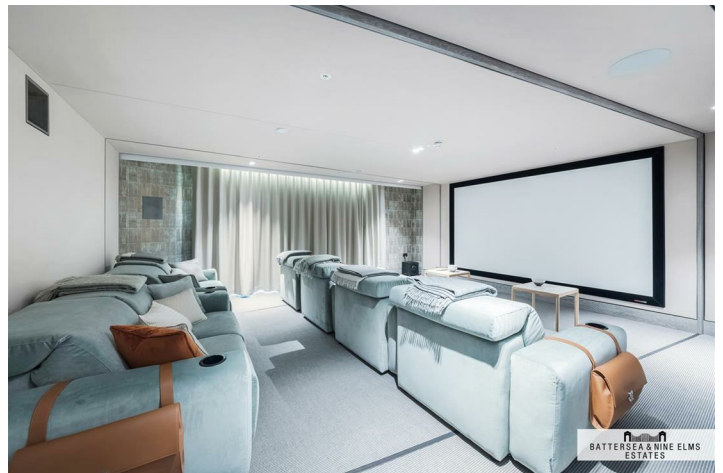
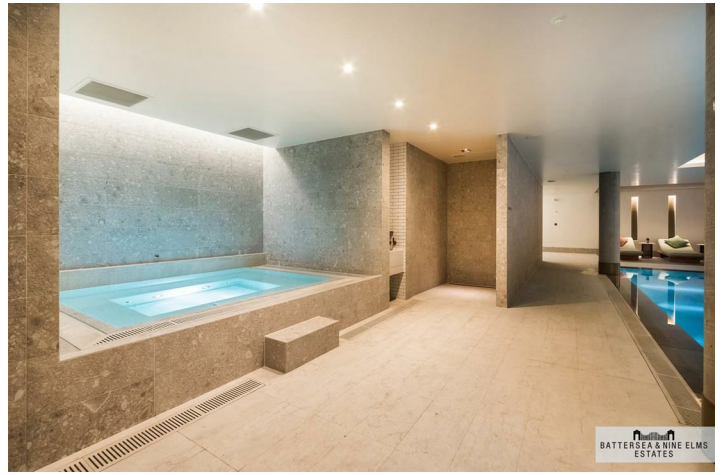
To check broadband and mobile phone coverage please visit Ofcom [here](https://www.ofcom.gov.uk)

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- One double bedroom
- Residents cinema
- Underfloor heating and comfort cooling
- 24hr concierge
- Zone 1 transport links
- Residents gym & swimming pool
- Private Winter Garden





Fladgate House,
Circus Road, SW11
Net Saleable Area
55.5 sq m / 597 sq ft
(Winter Garden
16.9 sq m / 182 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	