



BATTERSEA & NINE ELMS
ESTATES



Dawson House, Battersea Power Station Asking Price £1,000,000

An exceptional two bedroom apartment located in Dawson House, Battersea Power Station. Offering bright and spacious accommodation the property benefits from a modern fitted kitchen, complete with fully integrated appliances and two bespoke designed bathrooms exuding luxury.

In an aim to offer the epitome of city living this iconic development boasts a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Dawson 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: Wandsworth - F

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP | Cladding: EWS1 available

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Wandsworth Council Website, Planning & Building Control

11 Circus Road West London



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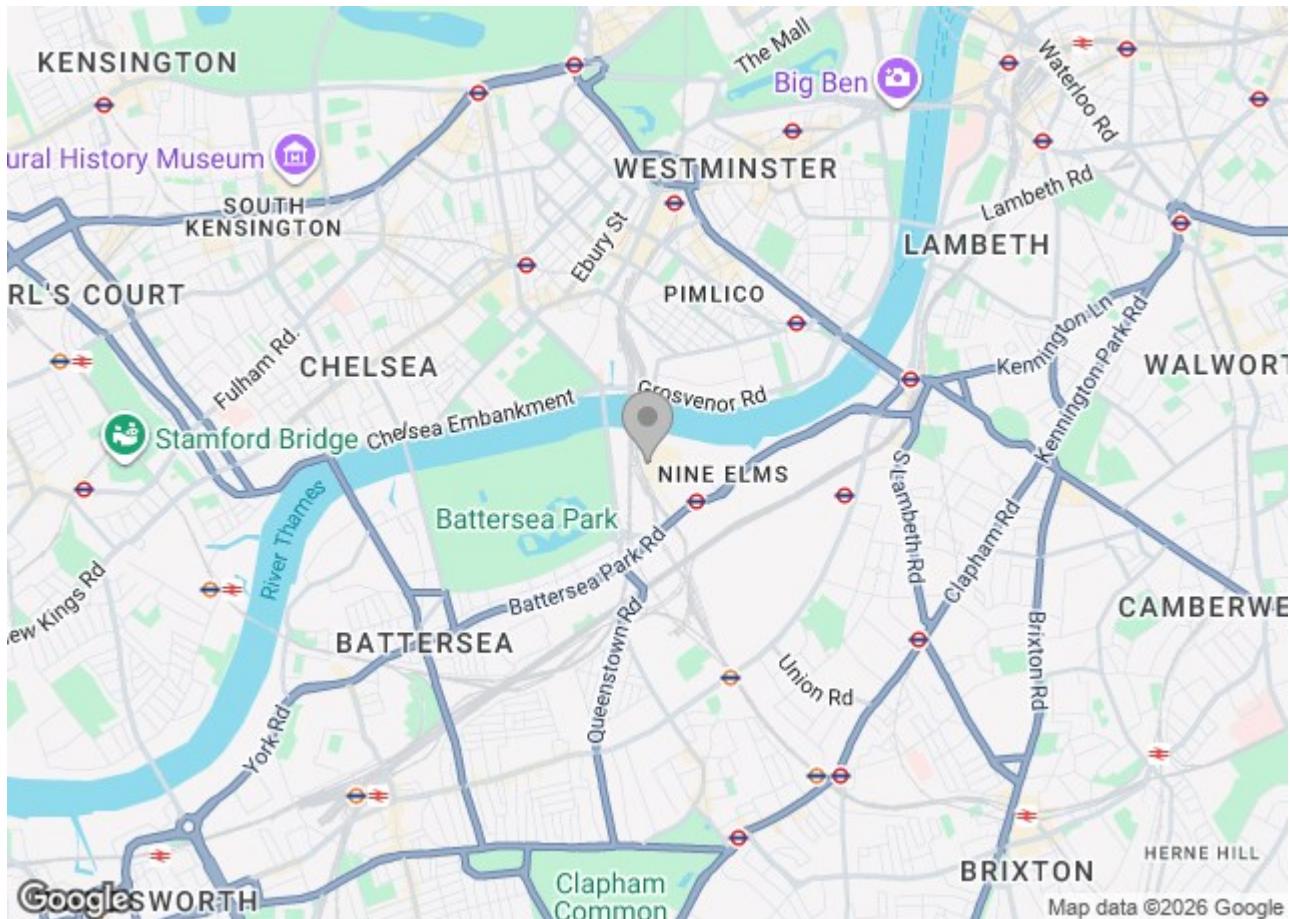


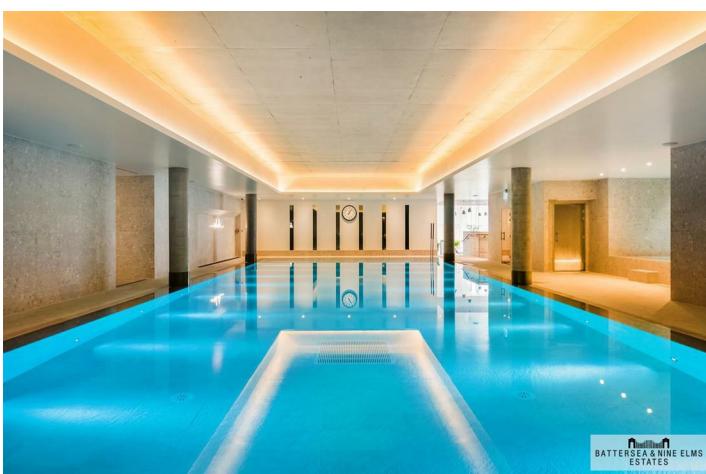
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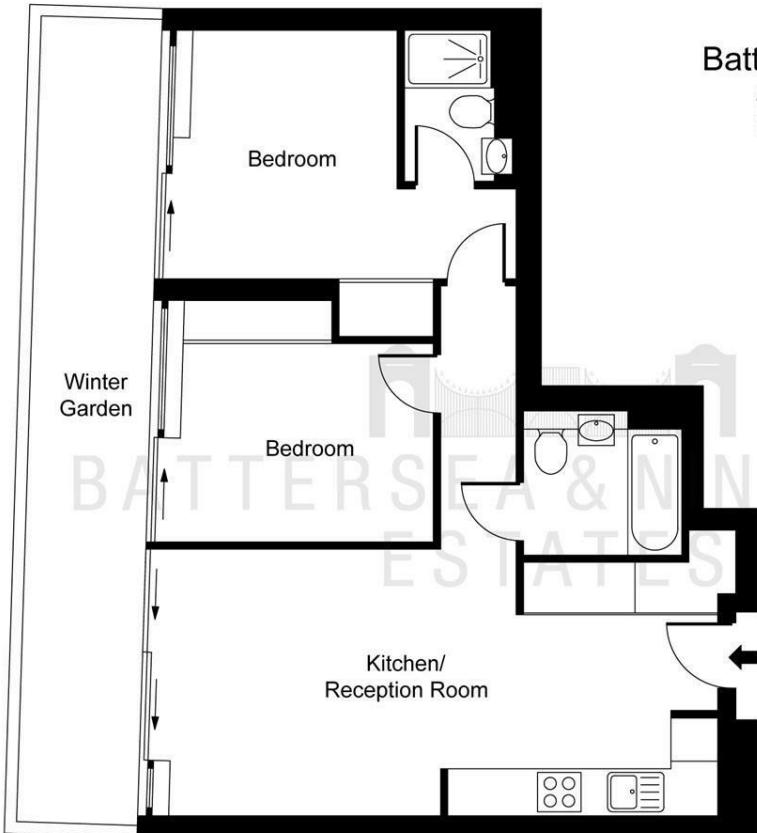
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- Two double bedrooms
- Residents lounge & bar
- Residents' pool and gym
- Two bathrooms
- Residents cinema
- 24 Hour concierge
- Zone 1 transport links





Floor Plan



**Dawson House,
Battersea Power Station, SW8**
Approximate Gross Internal Area
67.80 sq m / 730 sq ft
Winter Garden
17.20 sq m / 185 sq ft

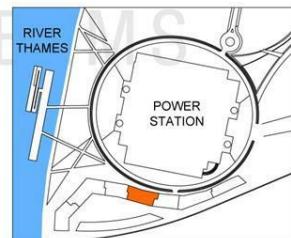


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(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	