

## Circus Road West London

**£750 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 - £750 (1 weeks rent, subject to offer agreed)

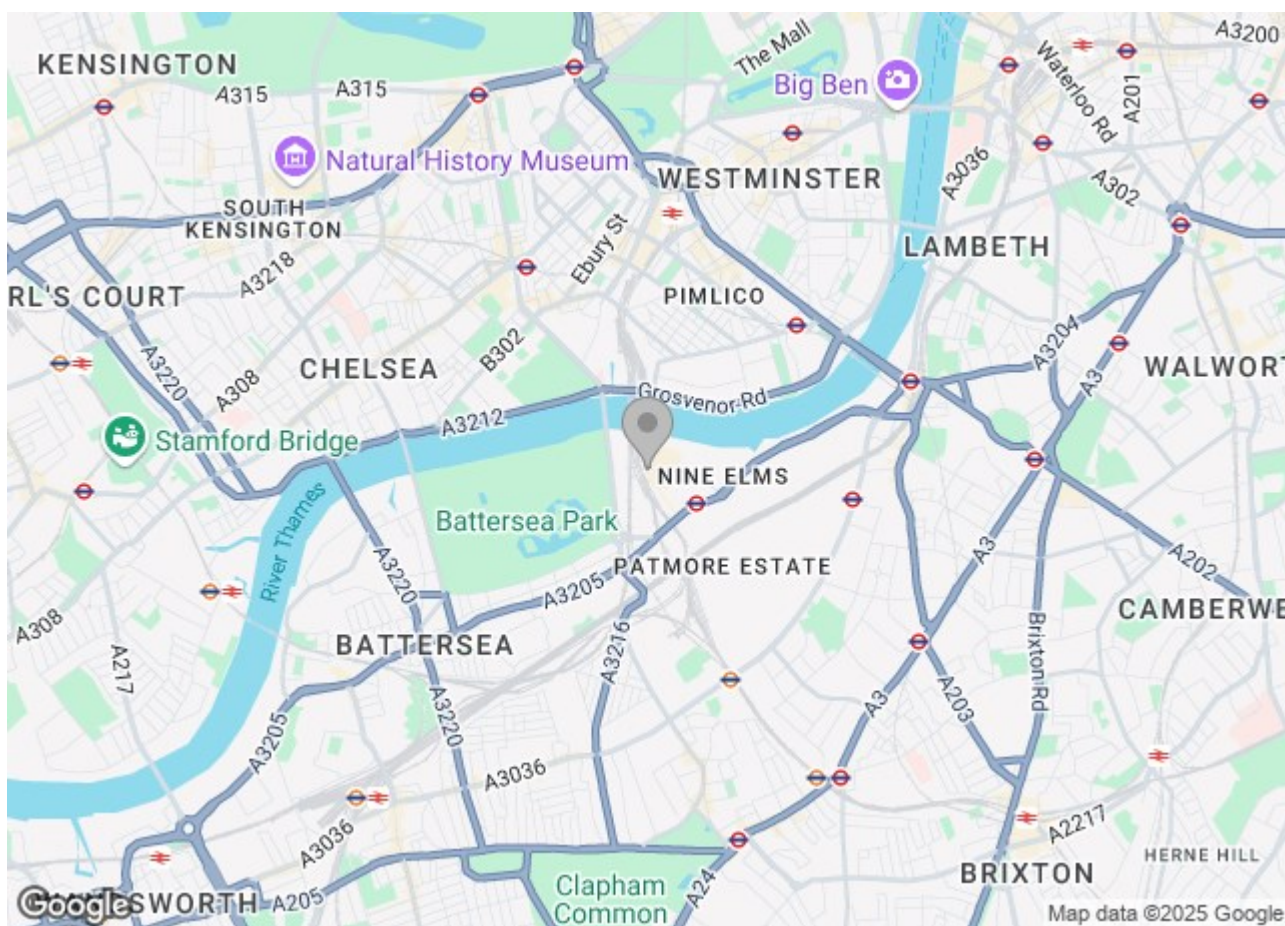
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & comfort cooling – Communal | Internet: FTTP

To check broadband and mobile phone coverage please visit Ofcom here

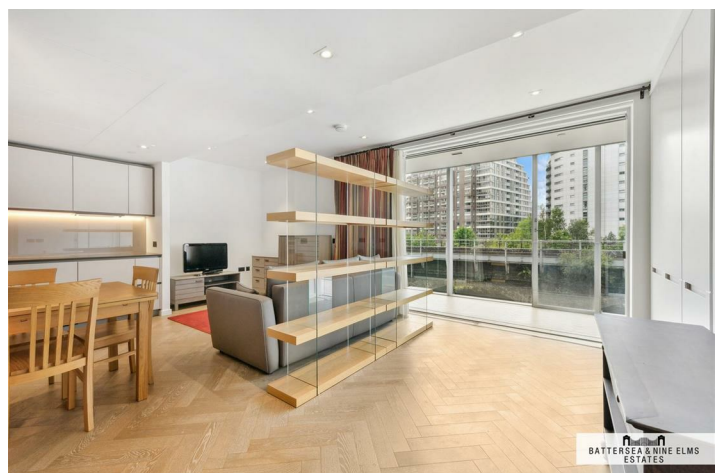
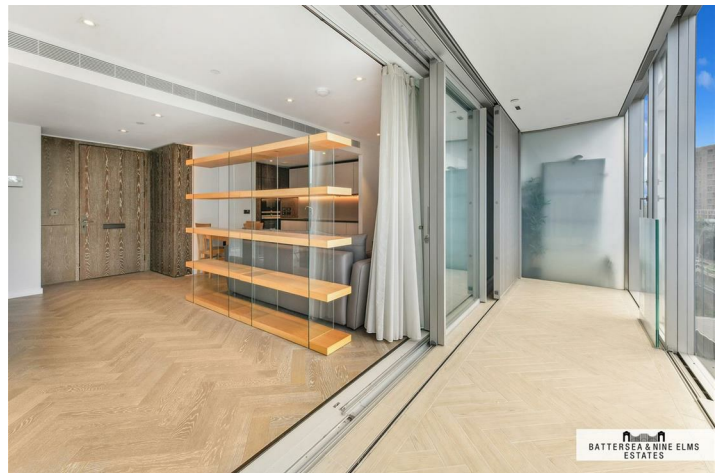
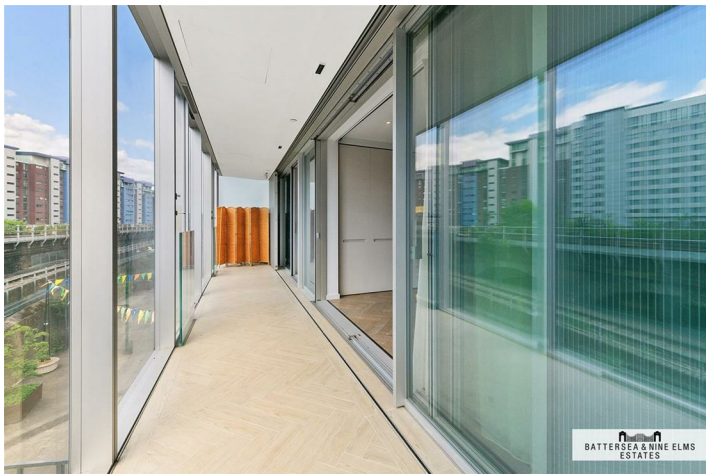
# Circus Road West London



- 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

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	