



Scott House, Circus Road West, London SW11

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Situated on the ninth floor of the sought-after Scott House, this modern one-bedroom apartment offers a beautiful living space with west-facing views. The property comprises an open-plan kitchen living room, a spacious double bedroom with inbuilt storage, a bathroom, and a winter garden which can be accessed from both the living room and the bedroom. The winter garden offers views of the River Thames and Chelsea Bridge. The contemporary kitchen is fully equipped with high-quality appliances, perfect for those who enjoy cooking and entertaining. The property includes a private storage cage located in the basement.



**Guide price:** £800,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £5,278 per annum, reviewed annually, next review due 2025

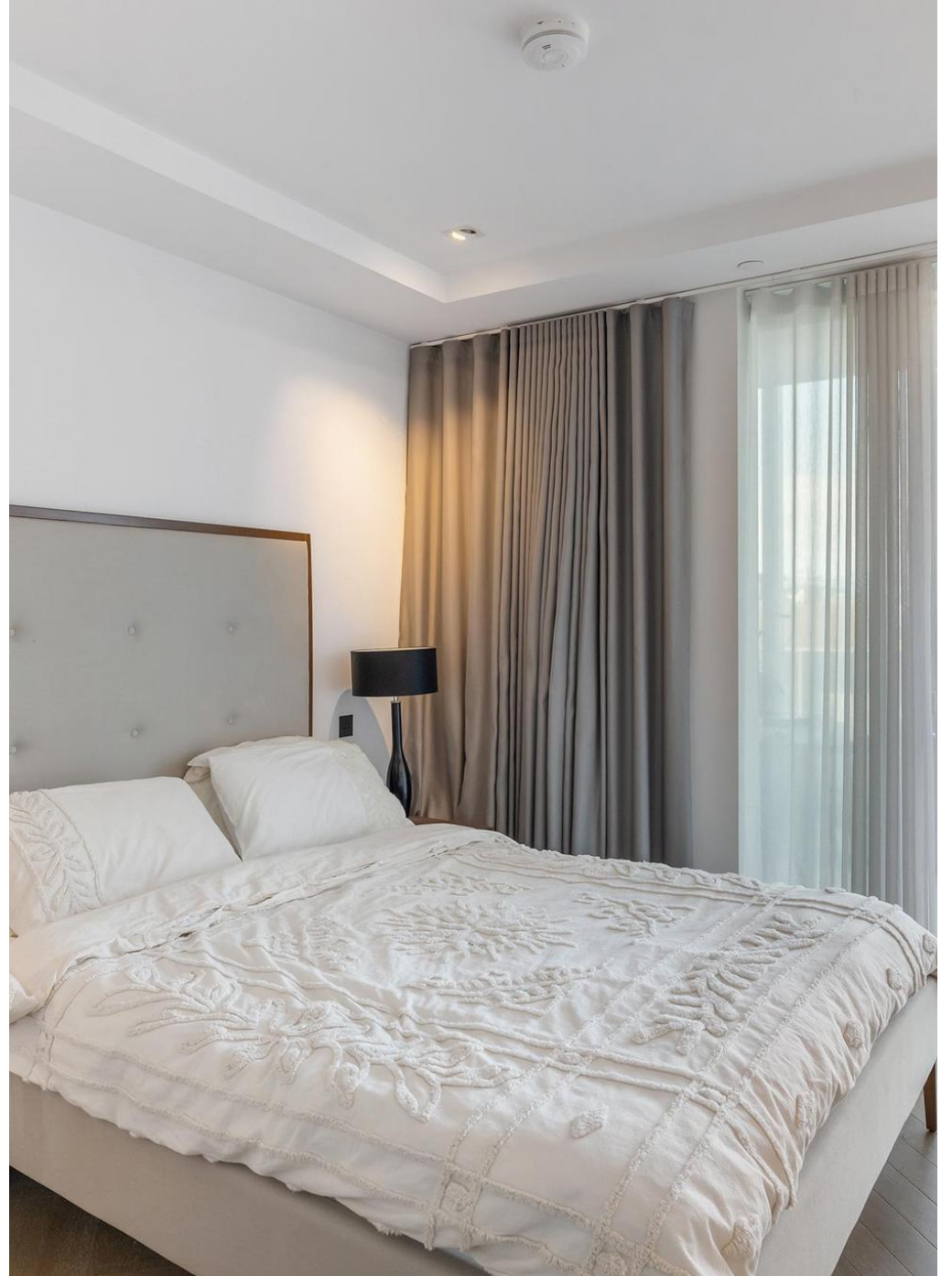
**Ground rent:** £583 per annum, reviewed annually, next review due 2025

**Local authority:** London Borough of Wandsworth

**Council tax band:** E



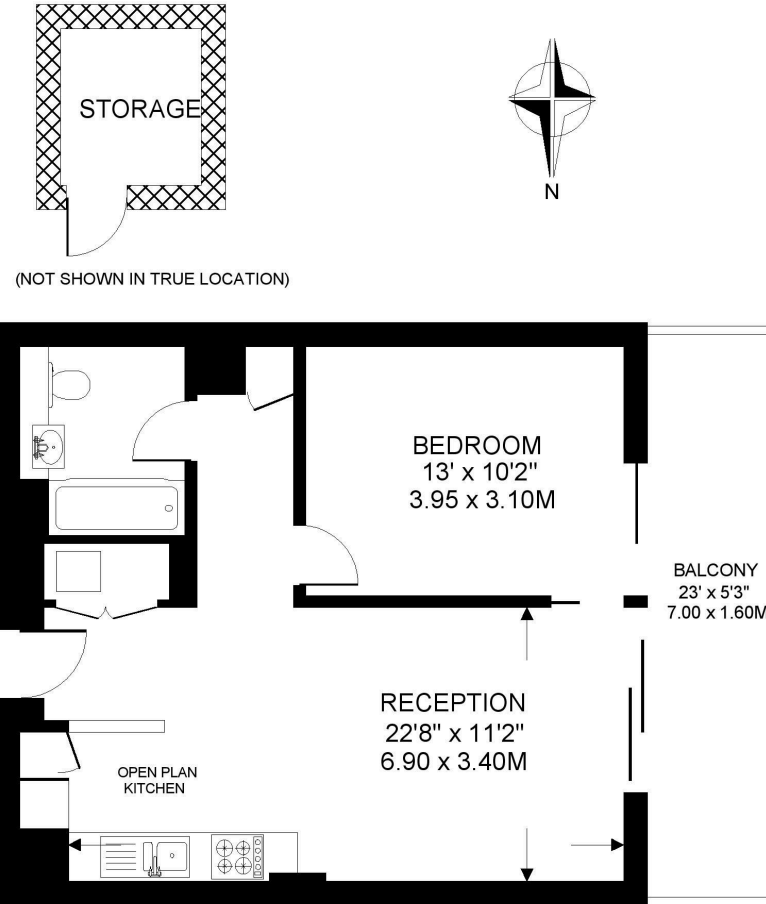




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**Approximate Gross Internal Floor Area**  
**48 sq m / 517 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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