



## Pearce House, Battersea Power Station Offers In Excess Of £750,000

A spacious one bedroom apartment featuring high specification design and finish. Located in Pearce House, this well proportioned apartment benefits from fully integrated Siemens appliances including a dishwasher, microwave oven and LG washer/dryer.

Residents of Battersea Power Station have access to a plethora of resident facilities such as a 24 hour concierge service, gym & swimming pool, residents lounge and meeting rooms and cinema.

Situated in the heart of the iconic development, residents can take advantage of the selection of vibrant shops, restaurants and leisure spaces available to them. The River Thames, Chelsea, Battersea Park and zone 1 tube and rail stations are located close by.

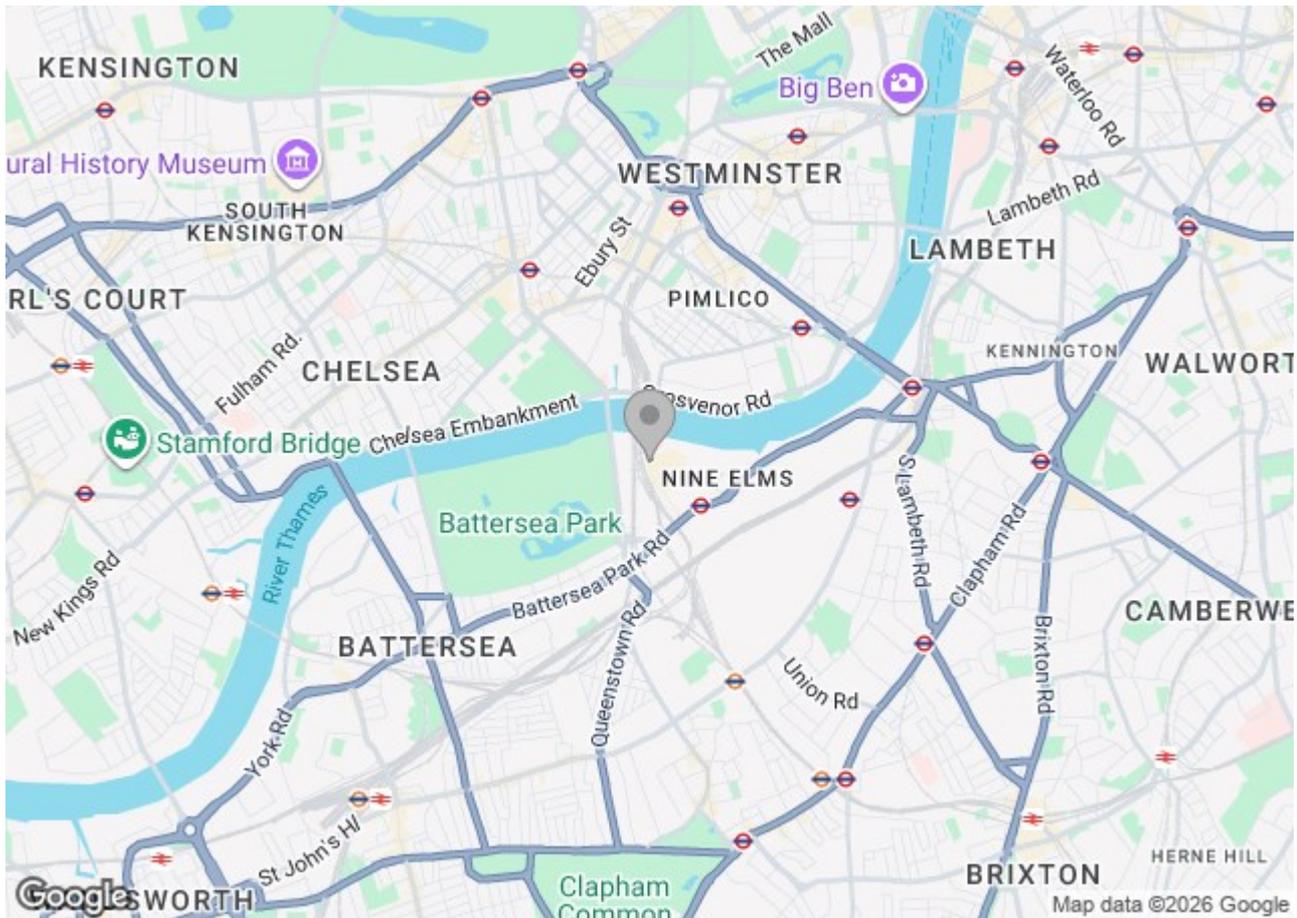
Approximately 987 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: Wandsworth - E

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access  
| Cladding: EWS1 Certificate available

# 8 Circus Road West London



- One double bedroom
- Gym & swimming pool
- Moments to Battersea Park
- Built in storage
- Cinema suite & meeting rooms
- 24 Hour concierge
- Excellent transport links





BATTERSEA & NINE ELMS  
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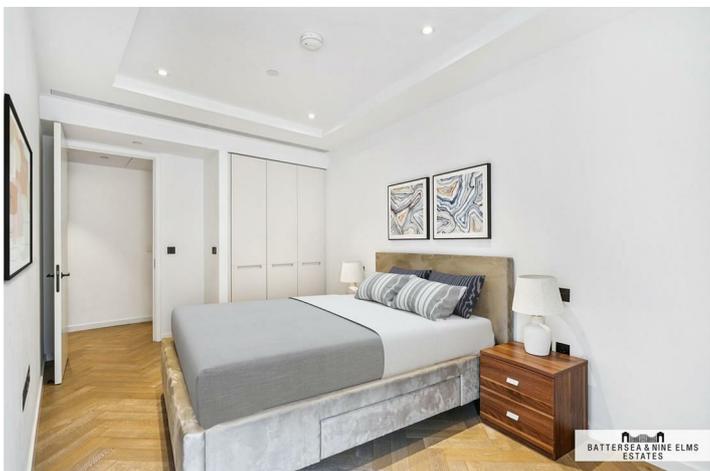
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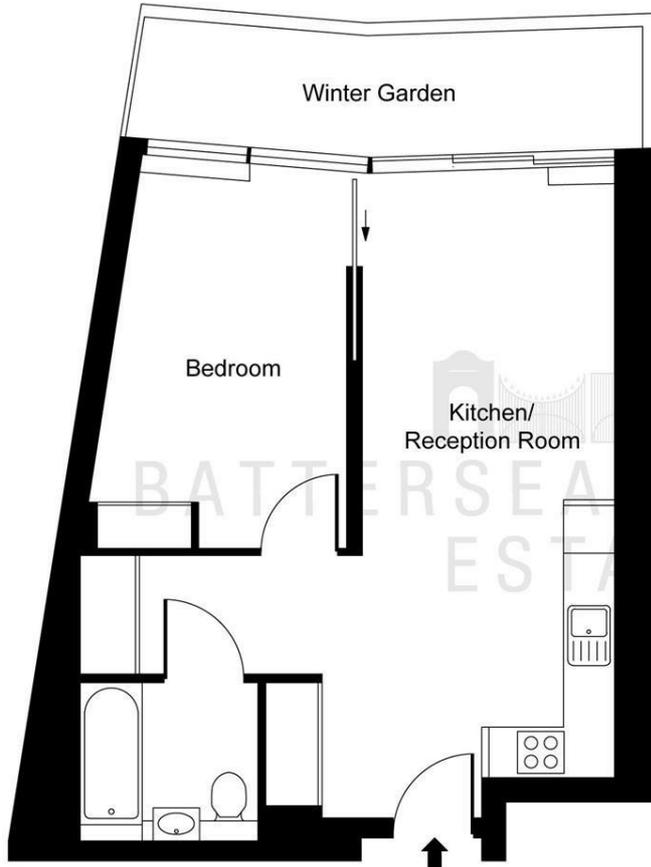


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Floor Plan



Pearce House  
Battersea Power Station, SW8

Winter Garden  
9.80 sq m / 105 sq ft  
Net Saleable Area  
54.40 sq m / 586 sq ft

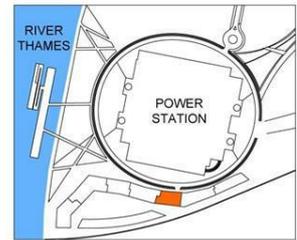


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		