

**BATTERSEA & NINE ELMS  
ESTATES**

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## **23, Circus Road West London**

**£725 Per Week**

This stunning studio apartment is set within the iconic Battersea Power Station development. Its bespoke design and high specification finish creates a luxurious and spacious living space. Benefiting from floor to ceiling windows that open on to the winter garden, the apartment is filled with natural light. The open plan kitchen/ reception room is complete with fully integrated appliances.

In an aim to offer the epitome of city living this brand new development will boast a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Scott 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.

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

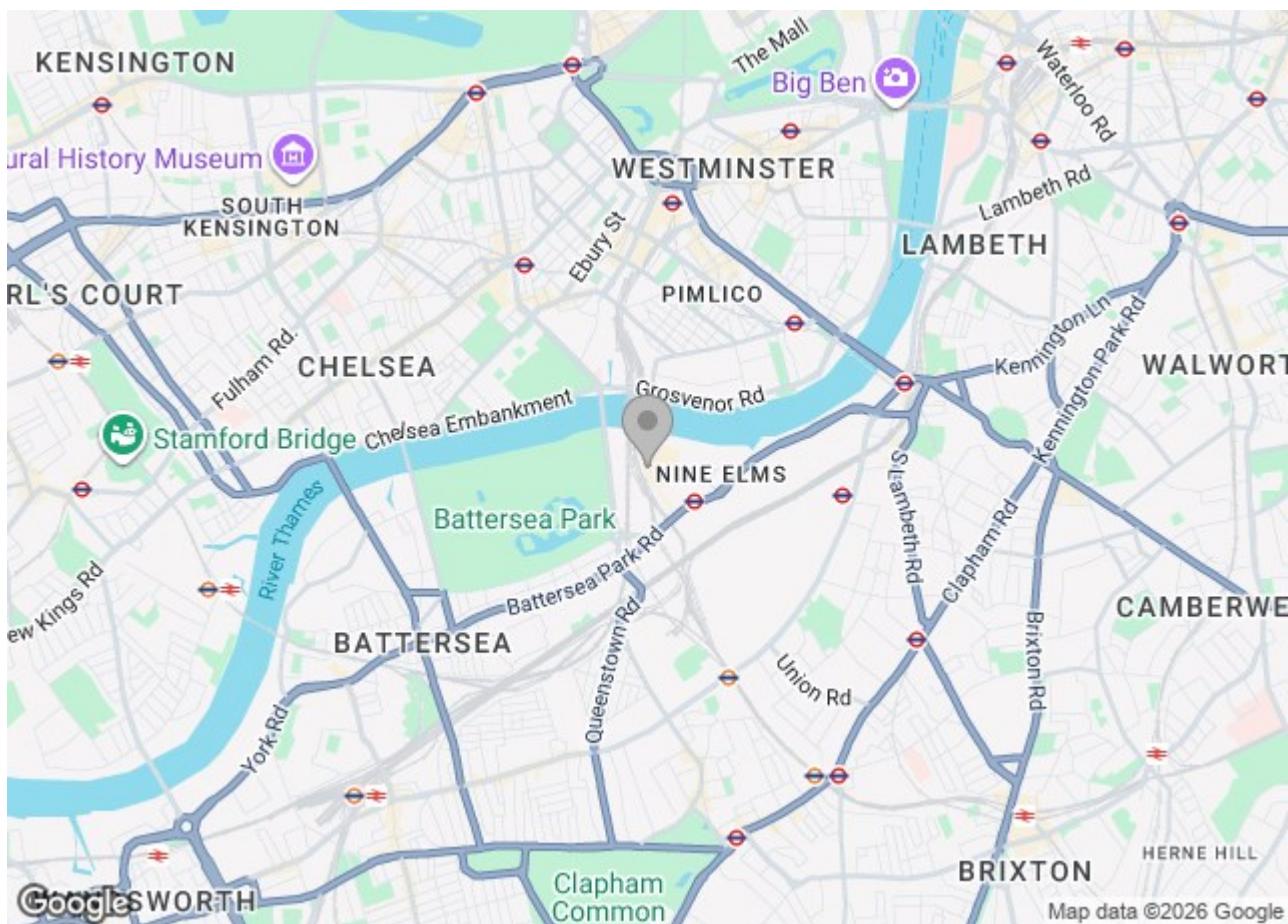
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre

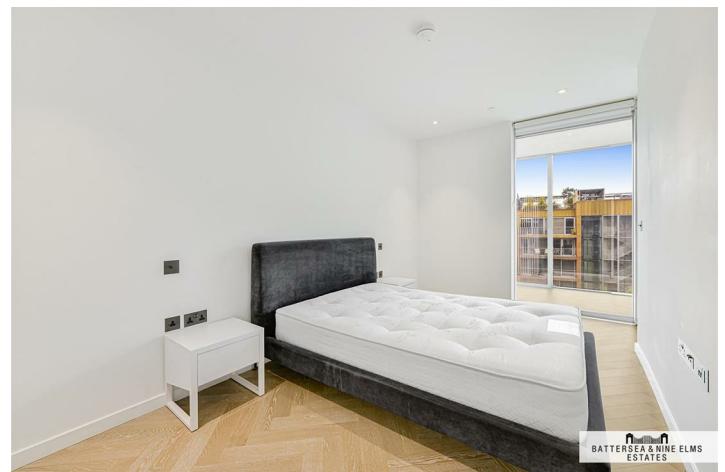
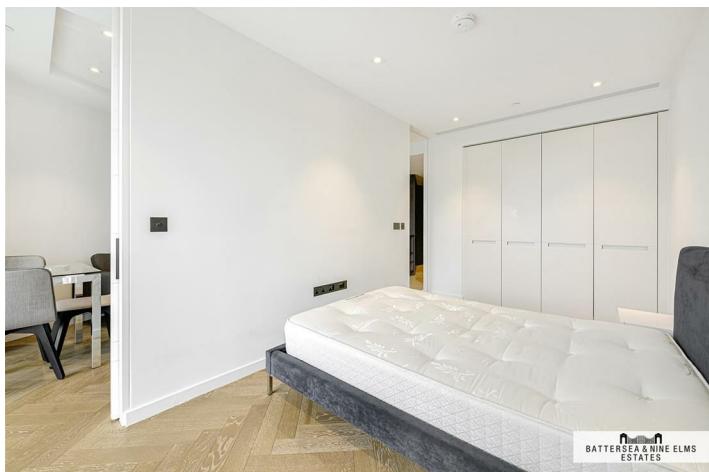
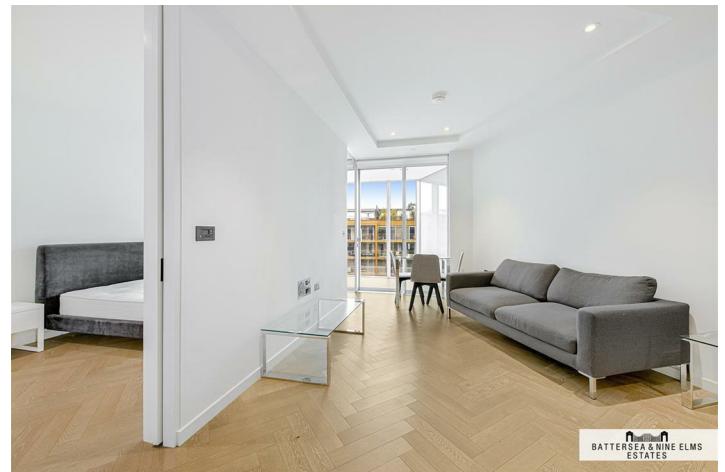
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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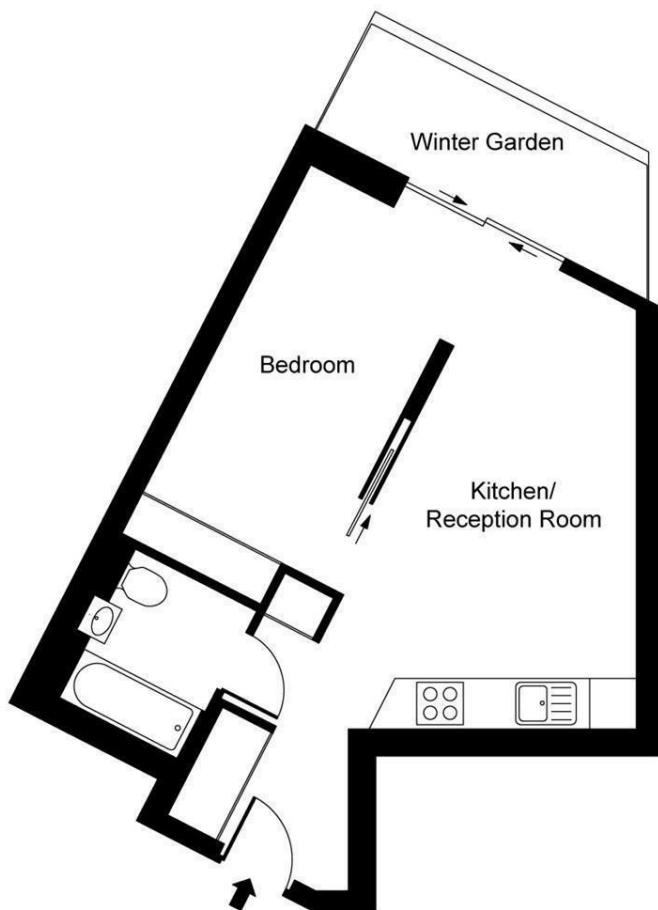


- Residents lounge & bar
- 24 Hour concierge
- Interior designed bathroom & kitchen
- Fully integrated appliances
- Winter garden
- Iconic riverside development

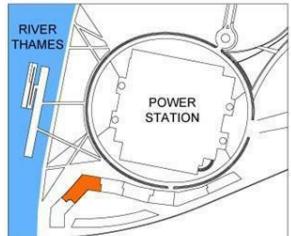




## Floor Plan



**Scott House,  
Battersea Power Station, SW8**  
Approximate Gross Internal Area  
43.90 sq m / 473 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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