



## Circus Road West, London

## Offers In Excess Of £725,000

Located within one of London's most vibrant and prestigious developments, this stylish one-bedroom apartment spans 614 sq. ft. of contemporary living space in the heart of Battersea Power Station. Blending luxury with practicality, this remarkable residence is set in one of the city's most coveted areas.

The open-plan design creates a bright and spacious living area, complete with premium finishes such as sleek flooring and modern fixtures. The generously sized bedroom provides a peaceful retreat, while the spacious bathroom combines elegance with practicality.

As part of this exclusive development, residents have access to first-class amenities, including a 24-hour concierge service, a cutting-edge gym, and a beautiful swimming pool. With direct access to world-class shopping, dining, and entertainment options, along with excellent transport links to central London, this apartment offers a lifestyle like no other in an iconic setting.

Approximately 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: E - Wandsworth

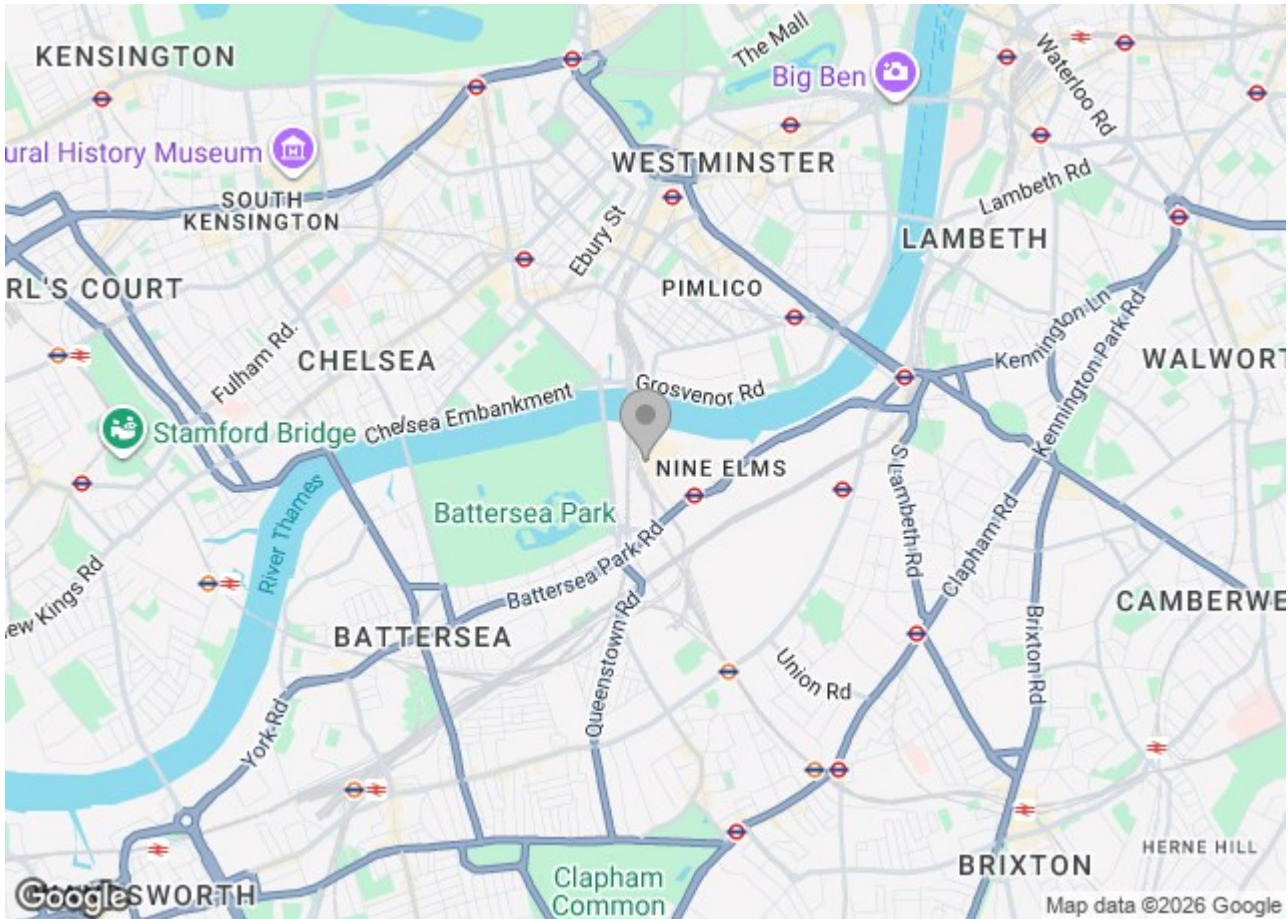
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking No |

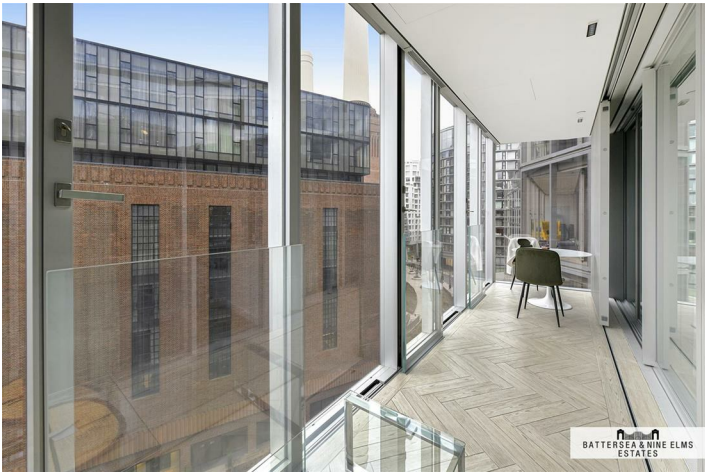
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 4 Circus Road West London



- One Double Bedroom
- 24-hour Concierge Service
- Winter Garden
- Zone 1 Transport Links
- Gym & Swimming Pool
- Comfort Cooling & Underfloor Heating

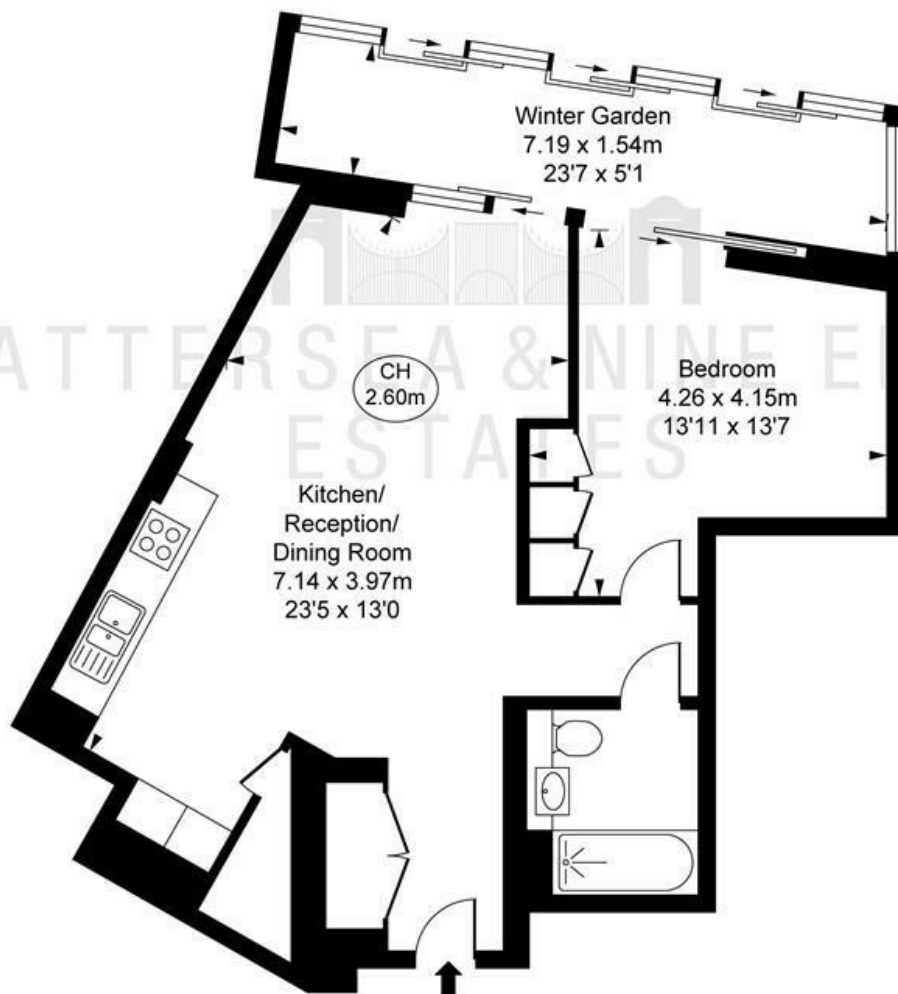




Fladgate House,  
Circus Road West, SW11

Approximate Gross Internal Area  
57.00 sq m / 614 sq ft  
Winter Garden  
10.89 sq m / 117 sq ft

Total Areas Shown On Plan  
67.89 sq m / 731 sq ft  
( CH = Ceiling Heights )



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 firm's 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                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (81-91) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (69-80) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (57-68) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (45-56) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (33-44) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-32) <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>75</b>                                   | <b>75</b>               |  |   |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   |                         |  | EU Directive 2002/91/EC   |