

28 Circus Road West London

£2,600 Per Week

An incredible three bedroom, three bathroom apartment with spectacular river views located in Battersea Power Station. Offering over 2,000sq ft of luxurious accommodation, this beautiful apartment boasts a wealth of light and space.

In an aim to offer the epitome of city living this iconic development boasts a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Bessborough 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 Council - H
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £2,600 (1 weeks rent, subject to agreed offer)

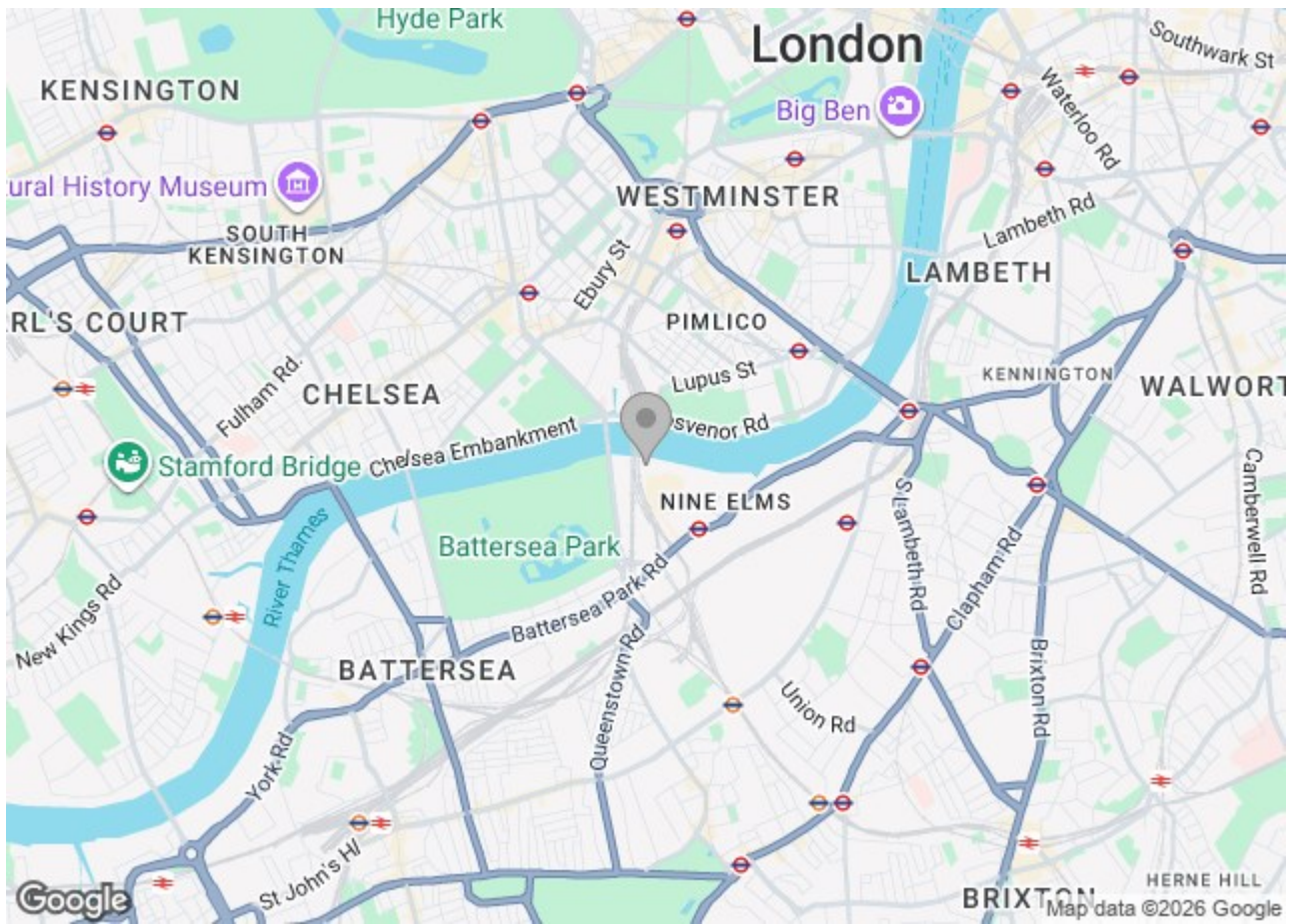
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Ftp

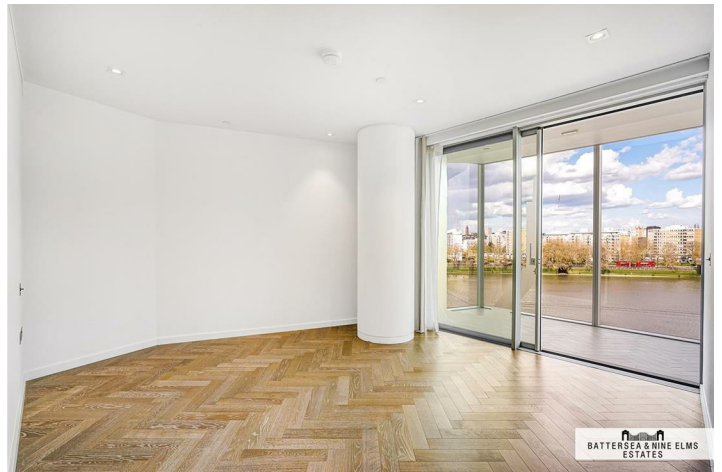
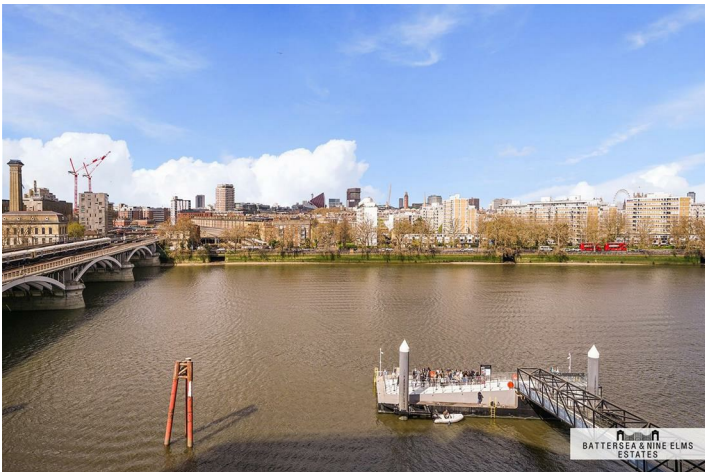
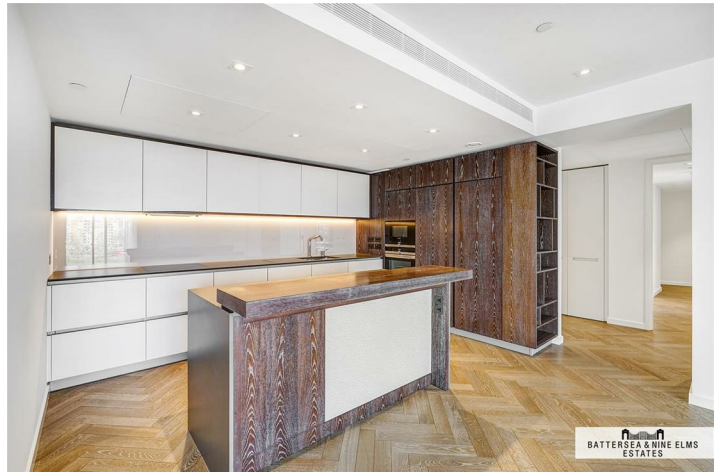
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

28 Circus Road West London



- Comfort cooling
- Winter garden
- Dishwasher & combination washer/dryer
- 24 Hour concierge
- Swimming pool & gym
- Residents cinema suite
- Zone 1 transport links
- Close to Battersea Park



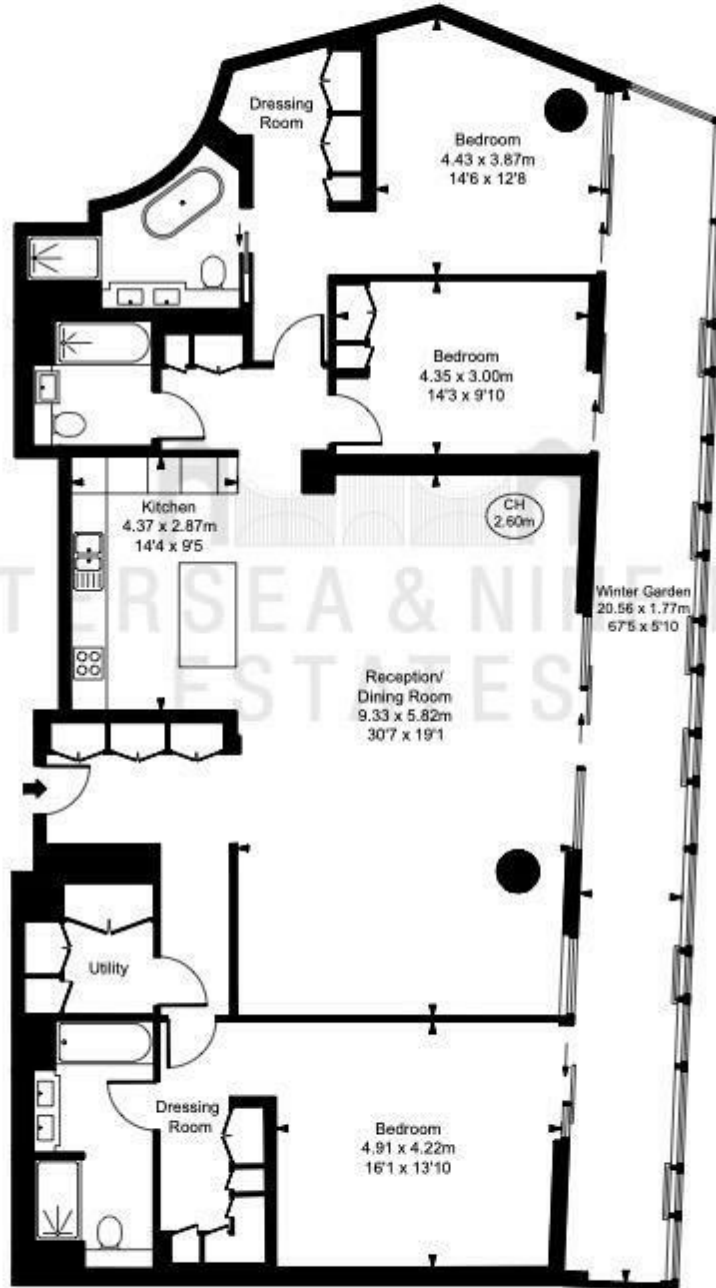


Floor Plan

**Bessborough House,
Circus Road, SW11**
Approximate Gross Internal Area
225.63 sq m / 2,429 sq ft



(Including Winter Garden
37.78 sq m / 407 sq ft)
(CH = Ceiling Heights)



BATTERSEA & NINE ELMS
ESTATES

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 ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	81	81	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC