



Dawson House  
11 Circus Road West, SW11

CHESTERTONS





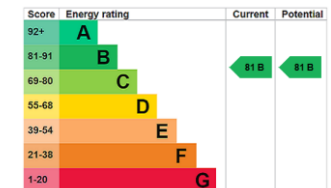
Large Manhattan style studio apartment in Dawson House, Battersea Power Station.

The apartment is located on the second floor with lift and offers a spacious 557sq ft of living space. Comprises a spacious bedroom area with built sliding doors to separate the apartment, a luxurious bathroom and an open plan reception room with space for dining and fully fitted modern kitchen. The apartment also benefits from a large winter garden with views of the Power station and River Thames.

Residents in the Battersea Power Station has access to 24-hour concierge, residents gym and swimming pool. It is ideally situated for the River Thames, Chelsea, Battersea Park where residents will be in close proximity of vibrant shops, restaurants and leisure spaces.

- Manhattan studio apartment
- 557sq ft
- Second Floor
- Winter Garden
- Amazing development facilities

Asking Price £650,000

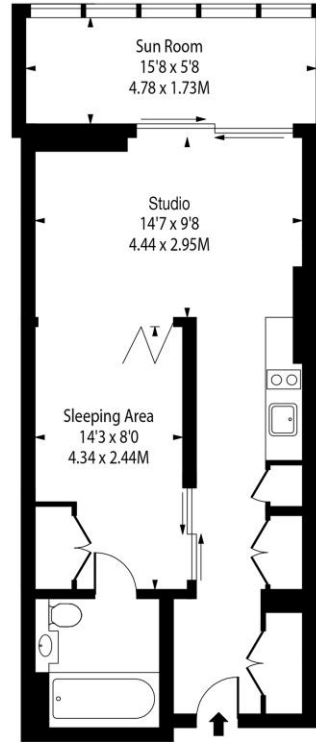


**Tenure:** Leasehold 985 years 10 months  
**Service Charge:** £4,752 Per Annum  
**Ground Rent:** £510 Per Annum  
**Local Authority:** Wandsworth Council  
**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

## Dawson House, SW11



Second Floor

Approx Gross Internal Area **557 Sq Ft - 51.74 Sq M**

Includes Limited Use Area - 11 Sq Ft  
Drawn in Accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 54111



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable