



## Halliday House, Battersea Power Station Offers Over £650,000

Welcome to Halliday House, a modern apartment located in the iconic Battersea Power Station area. This stylish one-bedroom apartment offers a comfortable living space, perfect for individuals or couples seeking a contemporary lifestyle in a vibrant neighbourhood.

Spanning 528 square feet, the apartment features a well-designed reception room. The bedroom is thoughtfully laid out including a modern bathroom, equipped with contemporary fixtures and fittings. This stunning apartment also has a large winter garden and comes with one large storage cage.

Residents can enjoy easy access to a variety of shops, restaurants, and leisure facilities, making it an ideal choice for those who appreciate urban living.

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 Council)

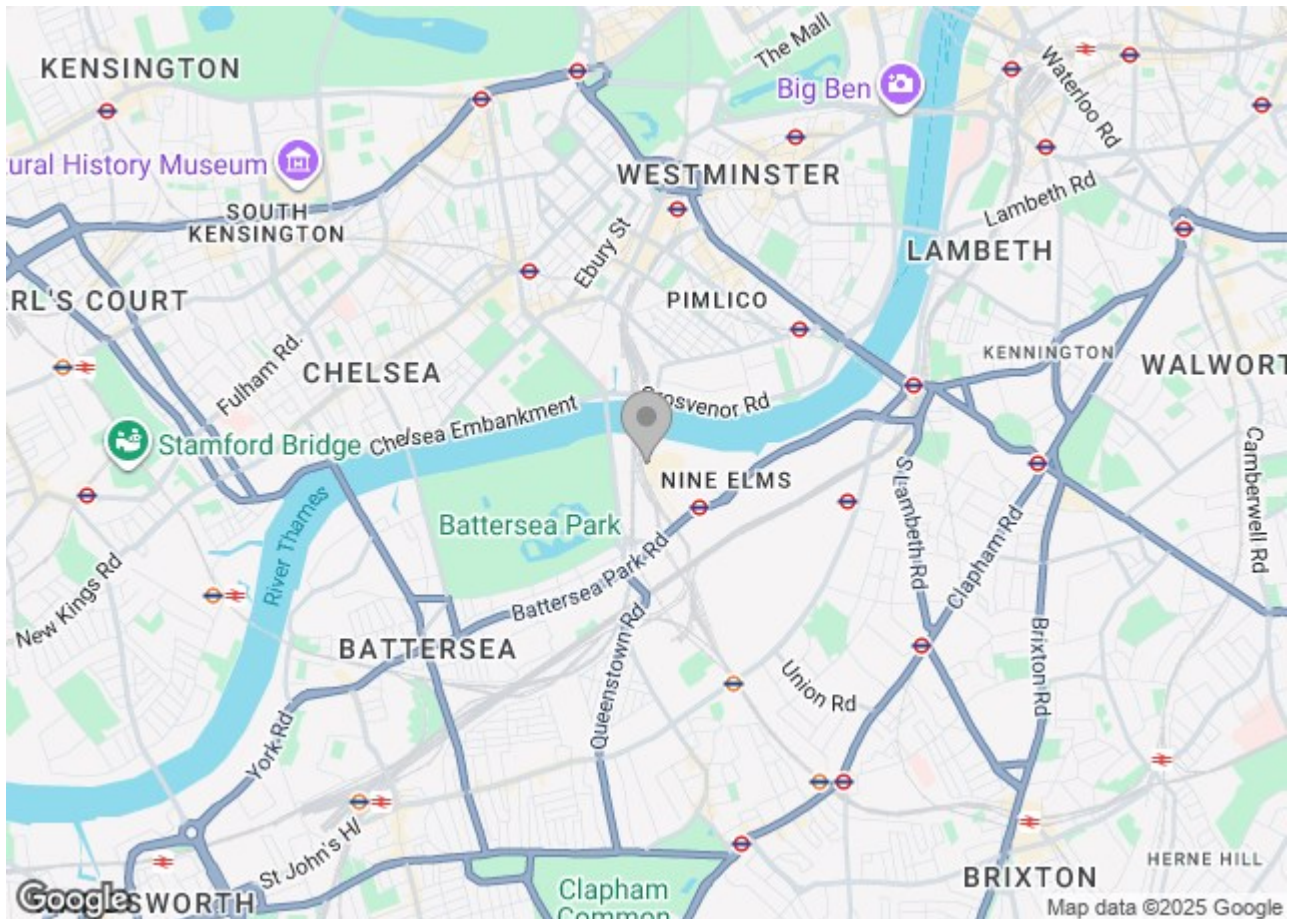
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | No Parking |  
Cladding: EWS1 Certificate available

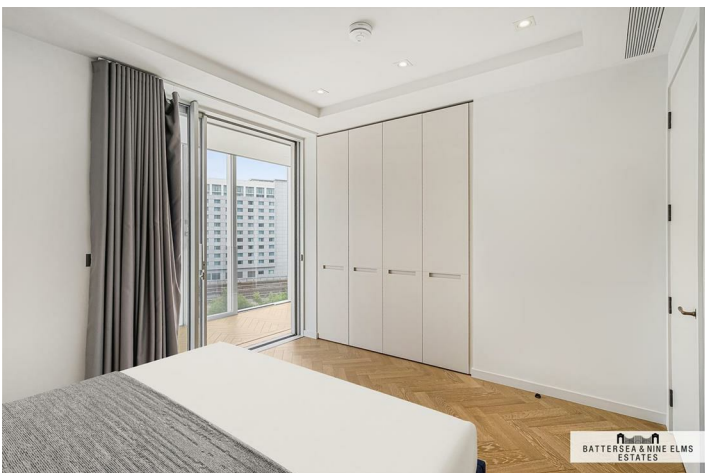
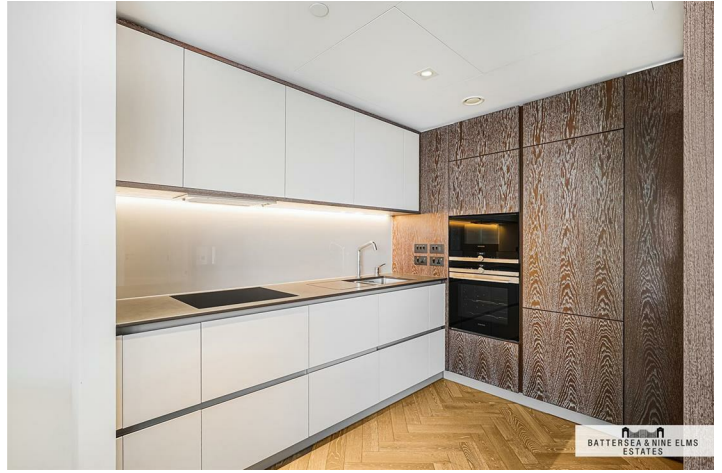
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# Circus Road West London



- One bedroom
- 24 hour concierge
- One bathroom
- Moments from Battersea Power Station
- Large winter garden
- One large storage cage included





Halliday House,  
Circus Road, SW11  
Approximate Gross Internal Area  
49.05 sq m / 528 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 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 plus) <b>A</b>
(81-91) <b>B</b>			(69-81) <b>B</b>
(69-80) <b>C</b>			(55-69) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	78
			<b>England &amp; Wales</b> EU Directive 2002/91/EC