

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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Circus Road West London

£1,600 Per Week

Set within the iconic Battersea Power Station, this exceptional luxury apartment offers a rare blend of architectural heritage and contemporary design. Flooded with natural light, the apartment is beautifully proportioned and thoughtfully laid out, creating an effortless sense of space and calm throughout.

The open-plan kitchen, reception and dining room forms the heart of the home, ideal for both everyday living and entertaining. Large windows draw in abundant daylight, enhancing the clean lines and refined finishes while providing an uplifting, airy atmosphere.

The principal bedroom is generously sized and features a luxurious en-suite bathroom, finished to an impeccable standard. A well-proportioned second bedroom offers flexibility for guests, a home office or additional living space, complemented by a stylish family bathroom. Clever storage solutions are seamlessly integrated, ensuring a clutter-free and elegant interior.

Residents benefit from the prestige and lifestyle of the Power Station development, with its world-class amenities, riverside setting and vibrant mix of restaurants, boutiques and cultural attractions just moments away. Excellent transport links place the rest of London within easy reach.

Council Tax Band: Wandsworth

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit : £1,600 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water& heating – Mains | Internet: FttP

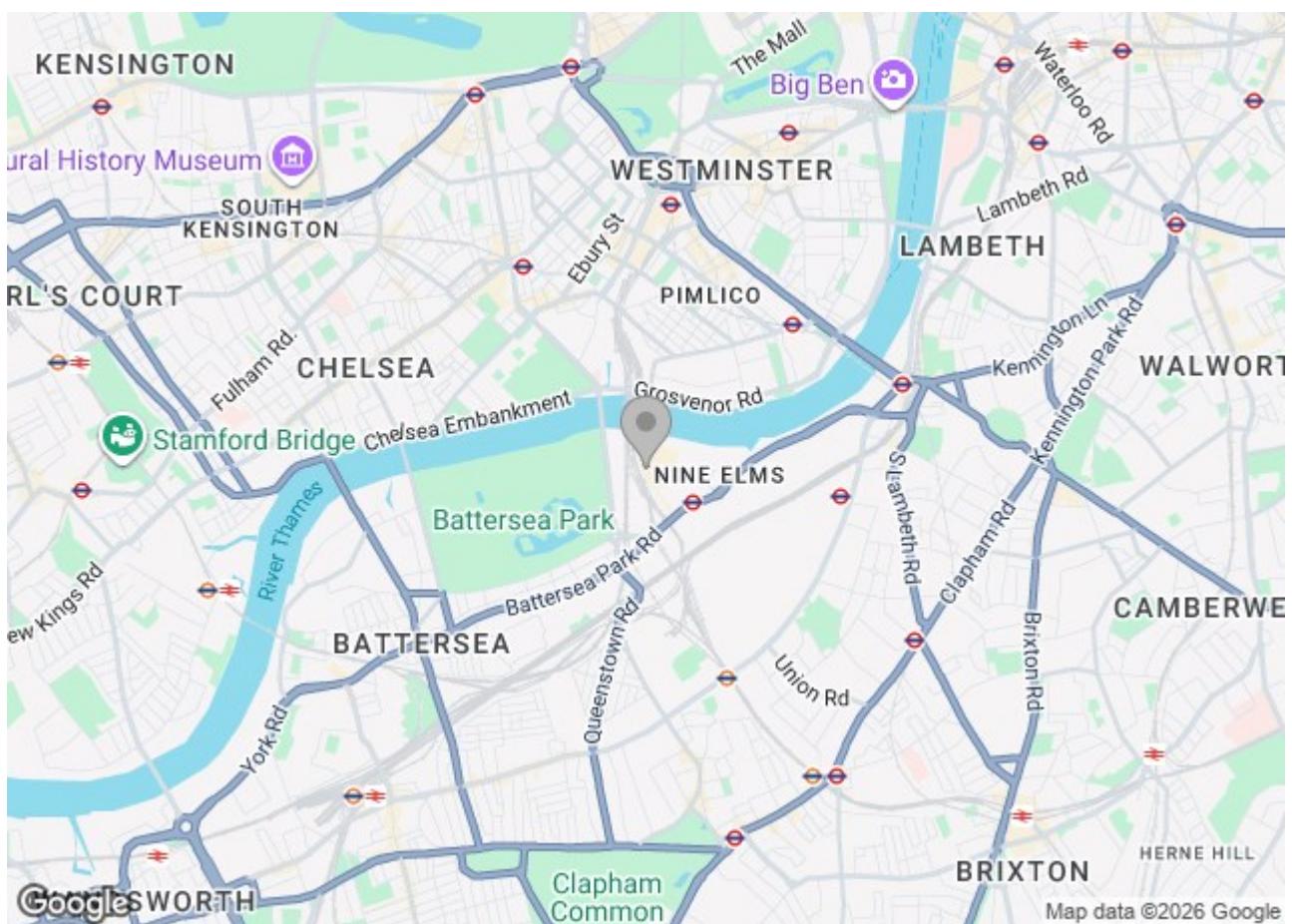
To check broadband and mobile phone coverage please visit Ofcom.

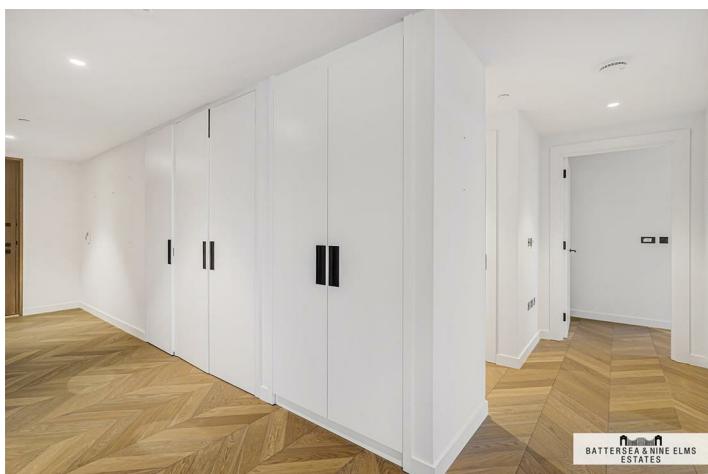
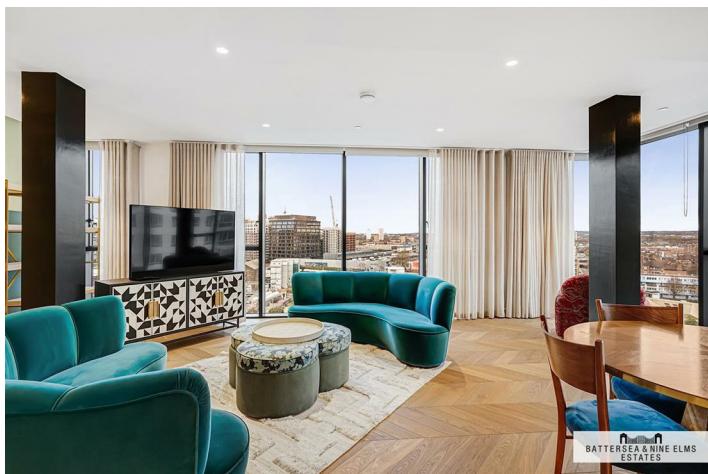
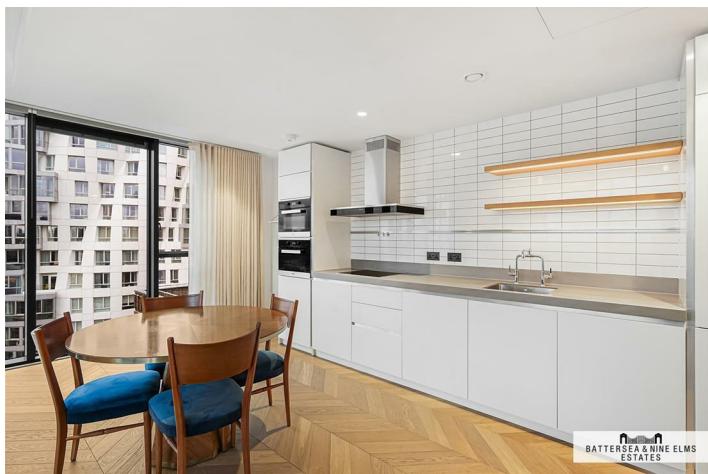
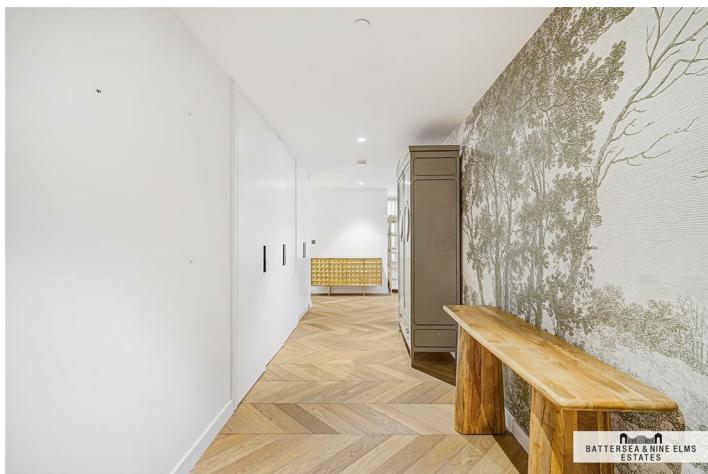
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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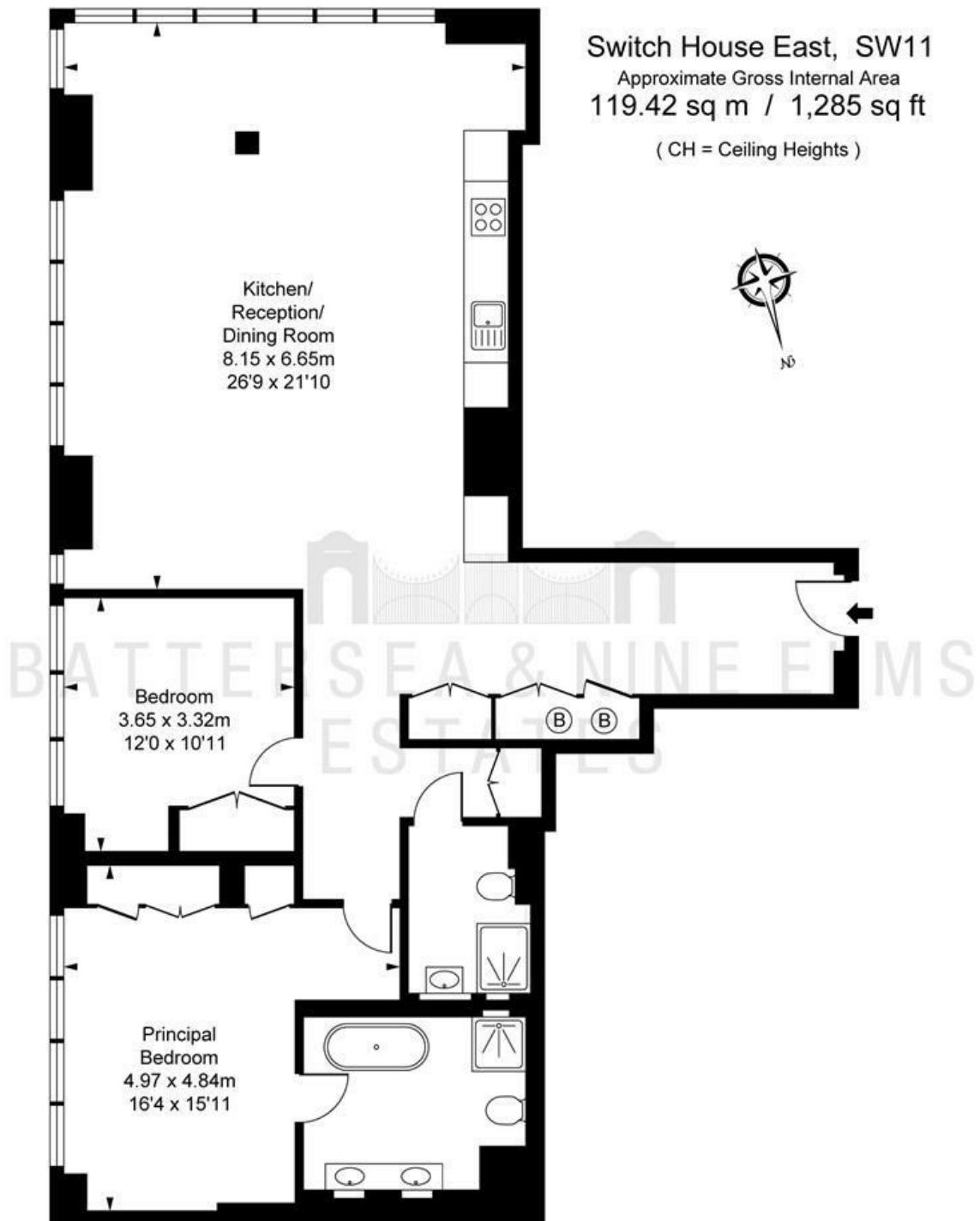


- Two Bedrooms
- Floor to ceiling windows
- Two Bathrooms
- Luxurious finish throughout
- River views
- Underground Parking





Floor Plan



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) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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