



**BATTERSEA & NINE ELMS  
ESTATES**

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



## Flaggate House, Battersea Power Station **Asking Price £635,000**

Welcome to Flaggate House, a modern apartment located in the iconic Battersea Power Station area. This stylish property offers a perfect blend of contemporary living and historical charm, making it an ideal choice for those seeking a vibrant urban lifestyle.

The apartment features a well-appointed reception room, providing a comfortable space for relaxation and entertaining. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. Additionally, the property includes a modern bathroom, equipped with all the necessary amenities for your convenience.

Living in Battersea Power Station means you will be surrounded by a wealth of local attractions, including shops, restaurants, and parks. The area is well-connected to public transport, making it easy to explore the rest of London.

Flaggate House is perfect for individuals or couples looking for a stylish and convenient home in one of London's most exciting neighbourhoods. Don't miss the opportunity to make this modern apartment your own.

Approx. 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

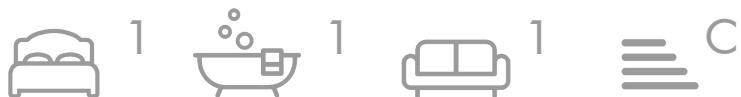
Council tax band: E (Wandsworth Council)

Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available

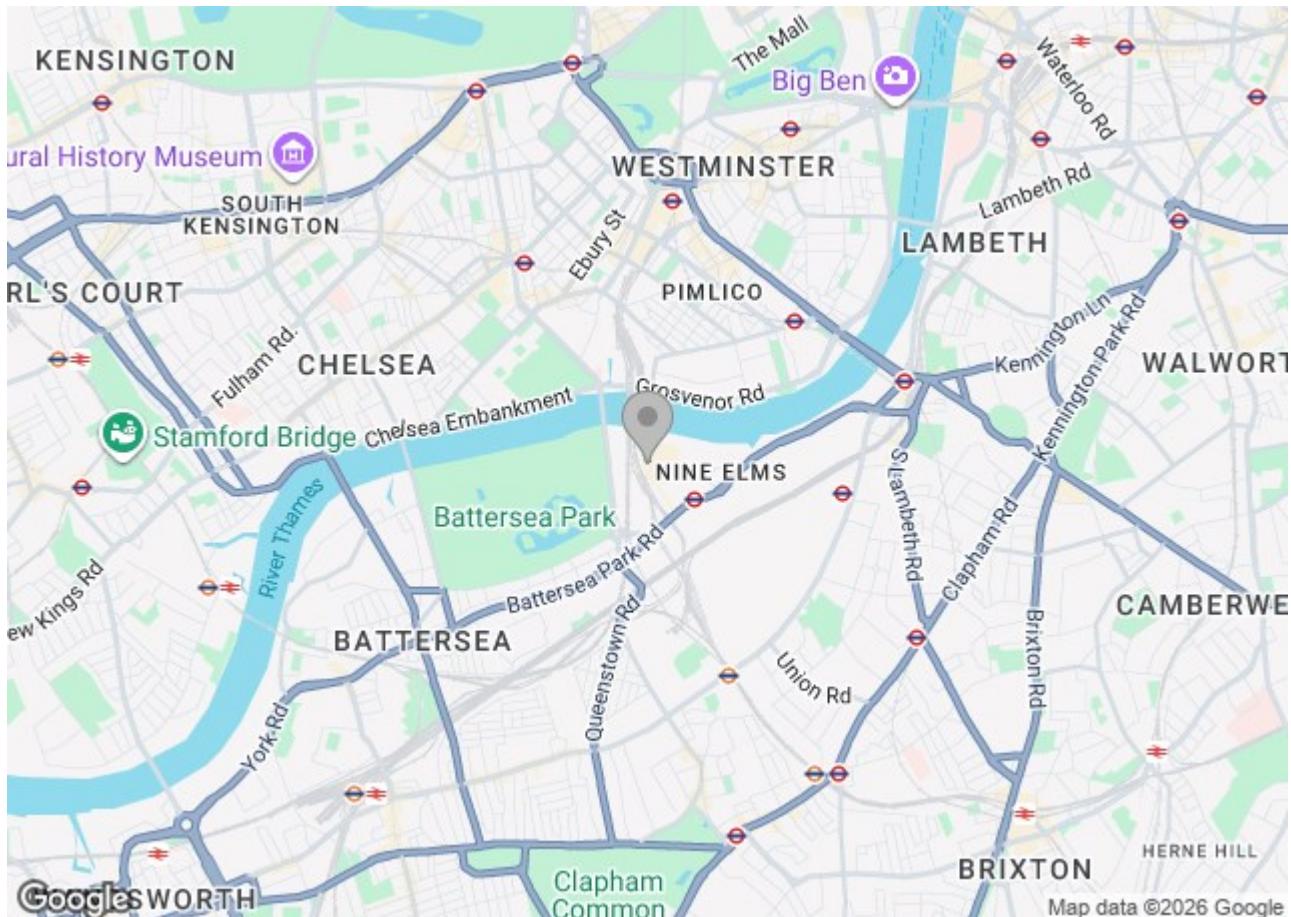
To check broadband and mobile phone coverage please visit Ofcom

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

## 4 Circus Road West London



- 24 hour concierge
- Residents swimming pool
- Winter garden
- One bedroom
- Zone 1 Transport links
- One bathroom
- Residents gymnasium

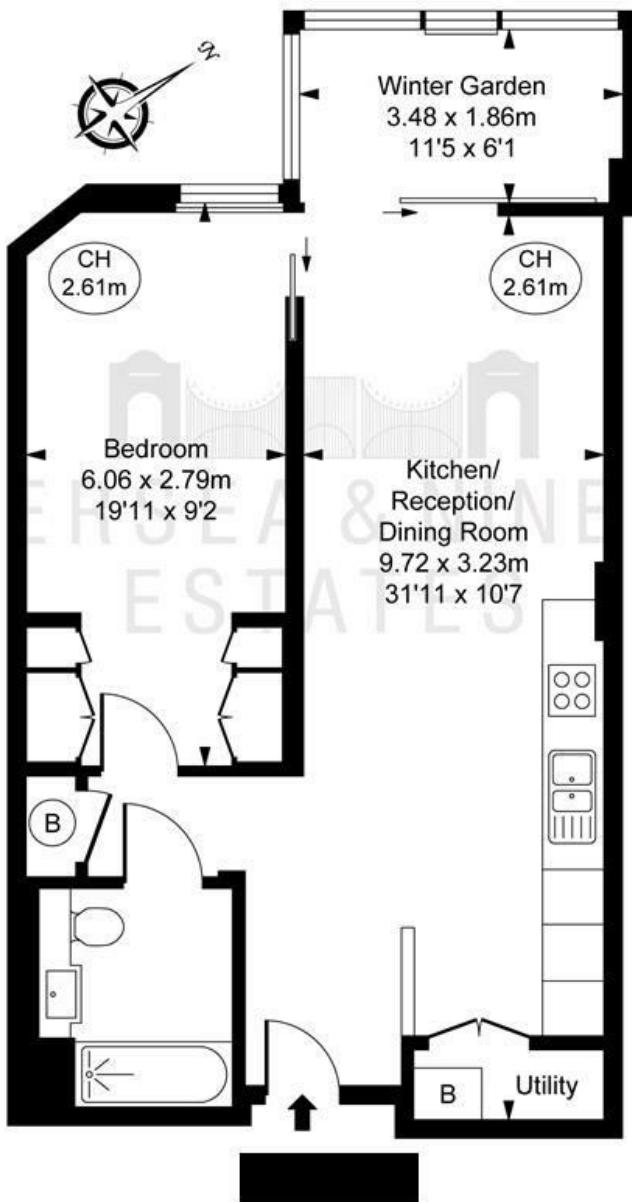




Fladgate House,  
Circus Road West, SW11

Approximate Gross Internal Area  
66.03 sq m / 711 sq ft

( Including Winter Garden  
6.41 sq m / 69 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 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		79	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	