

## Dawson House, Battersea Power Station Asking Price £1,100,000

A stunning two bedroom, two bathroom apartment located in Dawson House, Battersea Power Station. Well laid out, the property offers an open plan kitchen/ reception room with integrated appliances, two double bedrooms with built in storage and two luxurious bathrooms.

The Battersea Power Station development features a selection of vibrant shops, restaurants and leisure spaces all on the doorstep of its residents. Dawson 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.

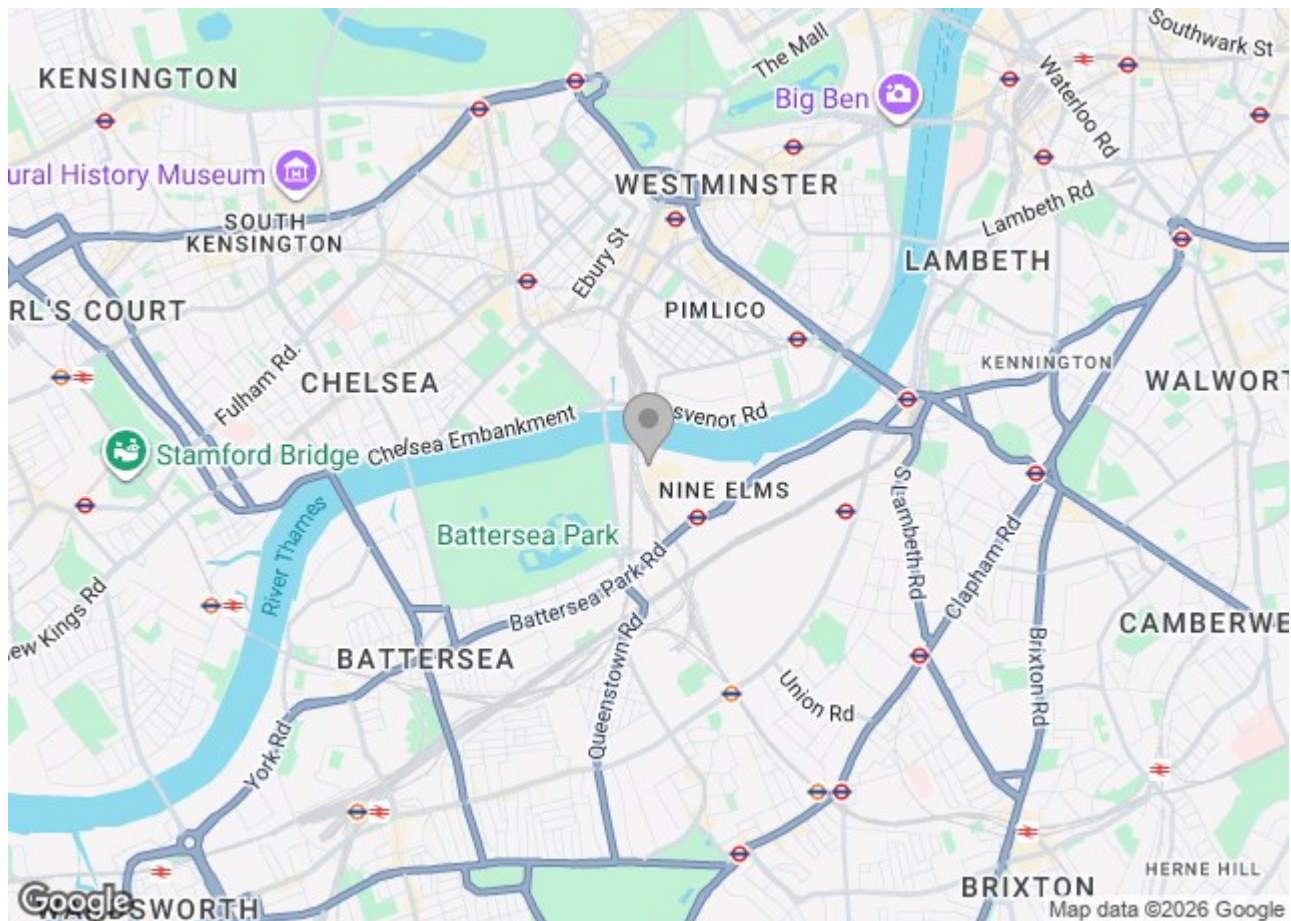
Approximately 986 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask agent  
Service charge amount: approx. Ask agent  
Service charge review period: N/A  
Council tax band: F Wandsworth

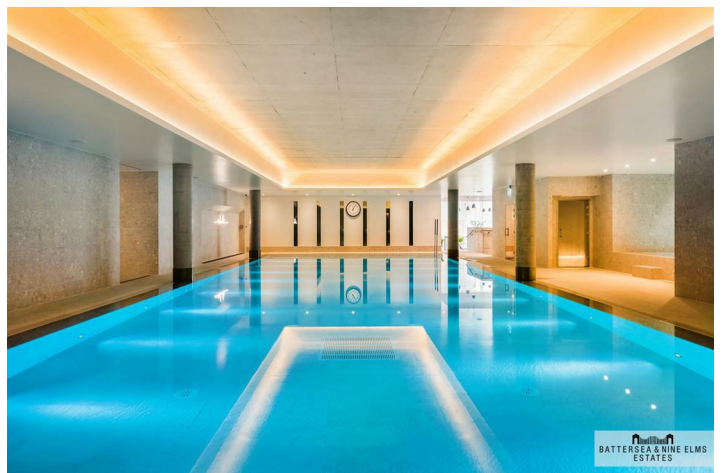
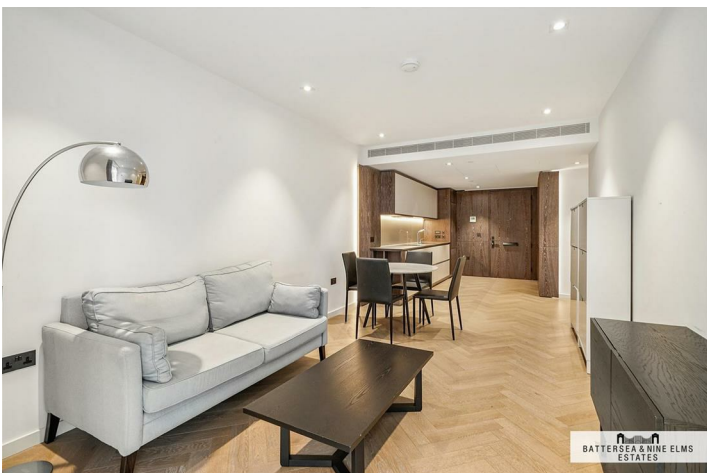
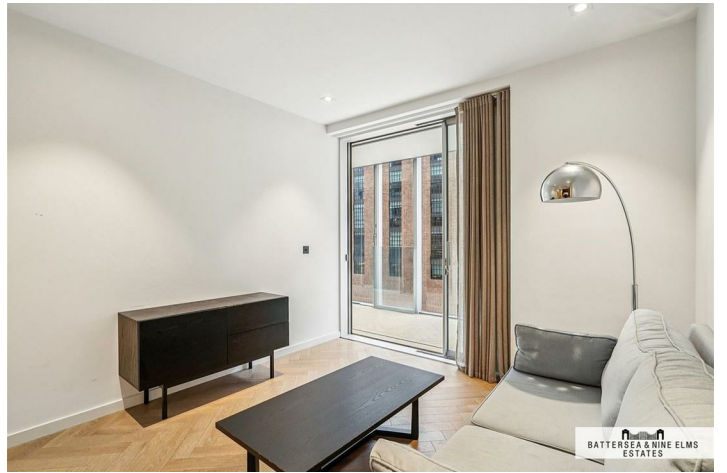
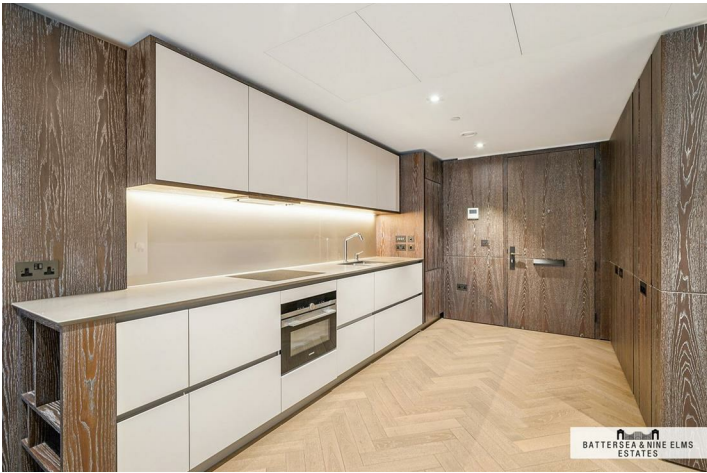
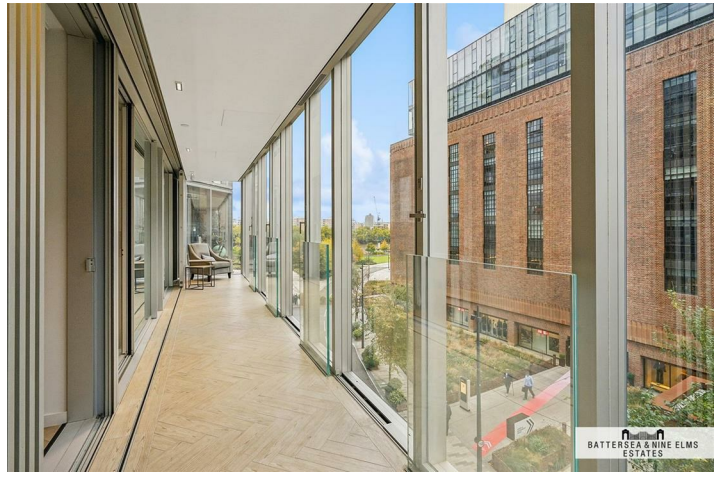
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking No | Cladding: EWS1 Certificate available

# 11 Circus Road West London



- Two bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Residents cinema suite
- Residents gym & swimming pool
- Zone 1 transport links



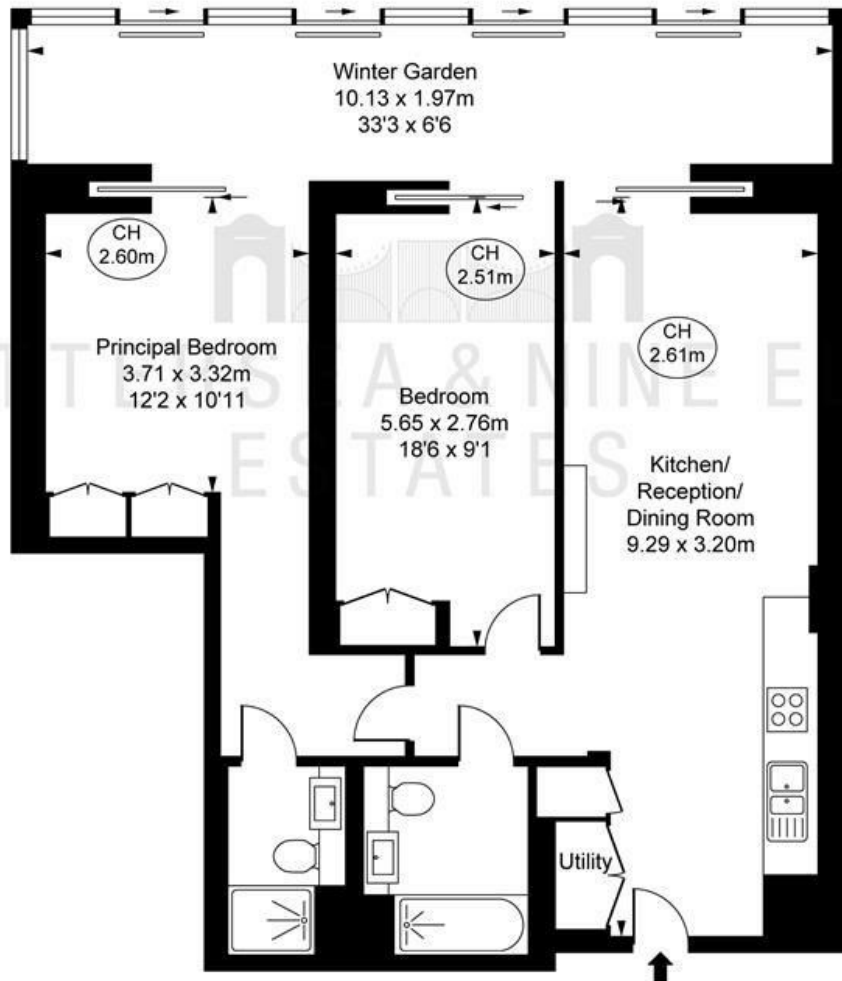


Dawson House,  
Circus Road West, SW11

Approximate Gross Internal Area  
101.93 sq m / 1,097 sq ft

( Including Winter Garden  
19.22 sq m / 207 sq ft )

( CH = Ceiling Heights )



Third Floor

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		81	81	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		82	82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	