



**BATTERSEA & NINE ELMS
ESTATES**

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



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11 Circus Road West London

£1,200 Per Week

Arranged over a high floor in Dawson House, this bright and spacious two bedroom, two bathroom apartment features views of both the River Thames and Battersea Power Station. Offering just under 900 sq ft of luxurious accommodation, this sought after apartment benefits from excellent finish and contemporary design.

Residents of Battersea Power Station benefit from unique and impeccably presented communal areas, which include a residents' lounge and bar, cinema room, private dining room, and residents gym and swimming pool. Battersea Power Station is also host to a selection of vibrant shops, bars and restaurants.

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.

Council Tax Band: Wandsworth - F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £1,200 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Ftp

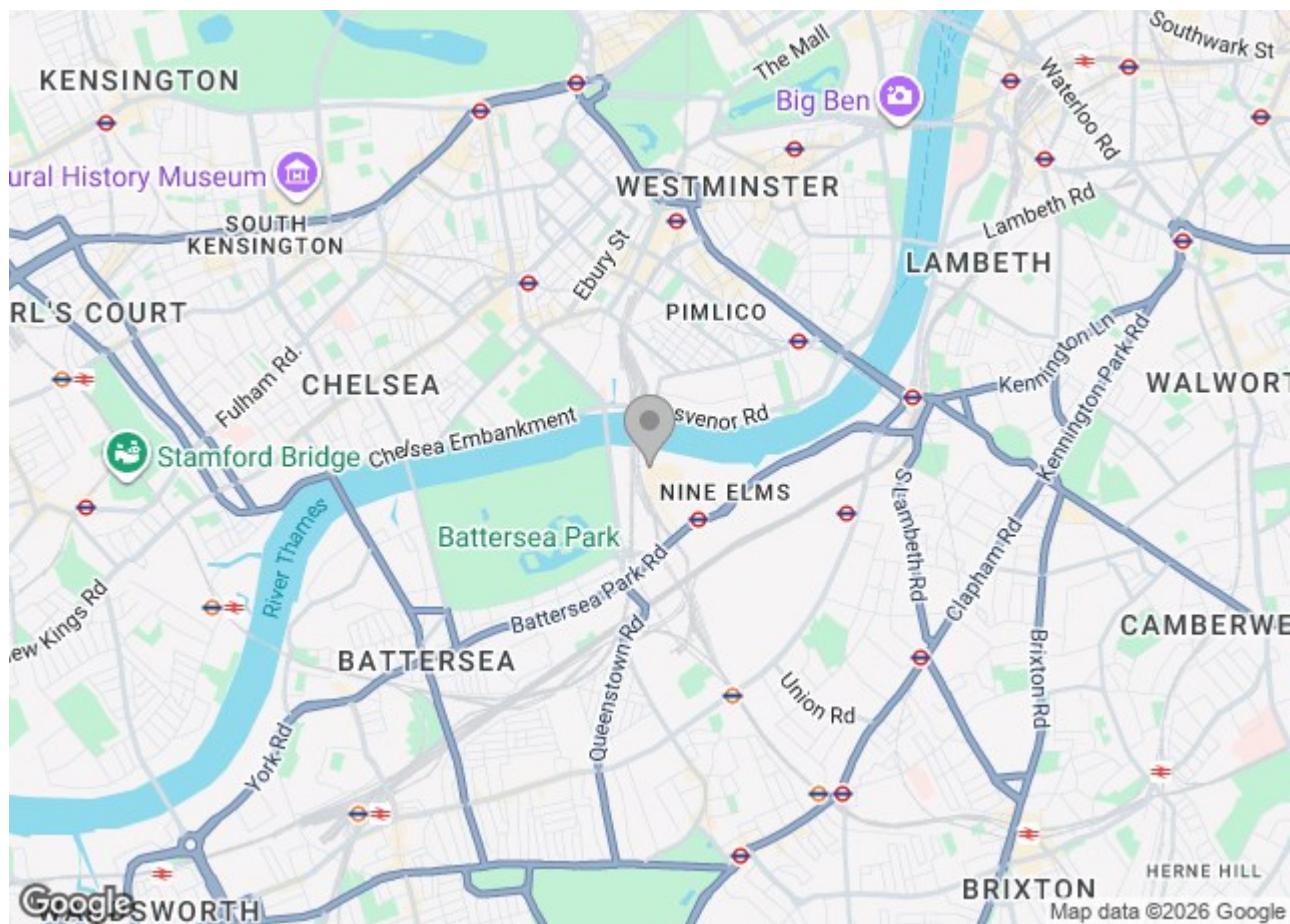
To check broadband and mobile phone coverage please visit Ofcom.

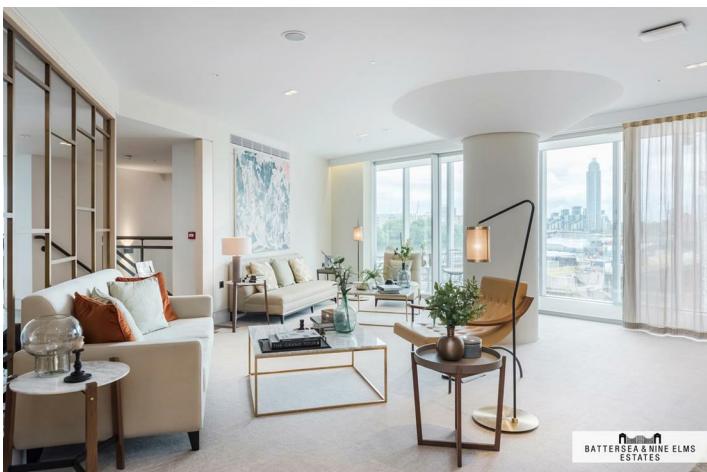
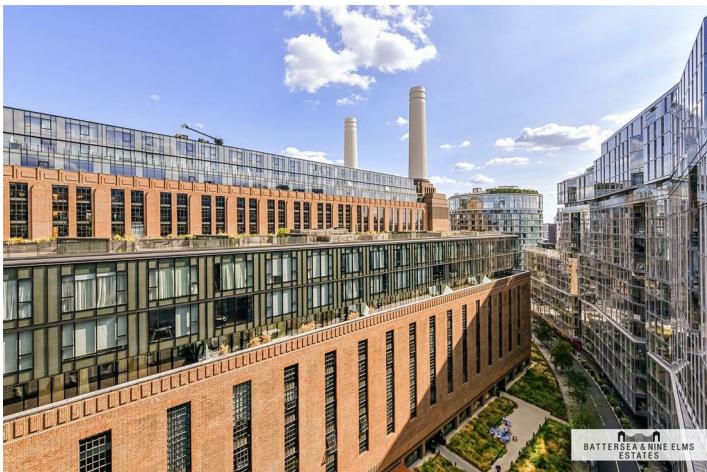
To check planning permission please visit Wandsworth City Council Website, Planning & Building Control

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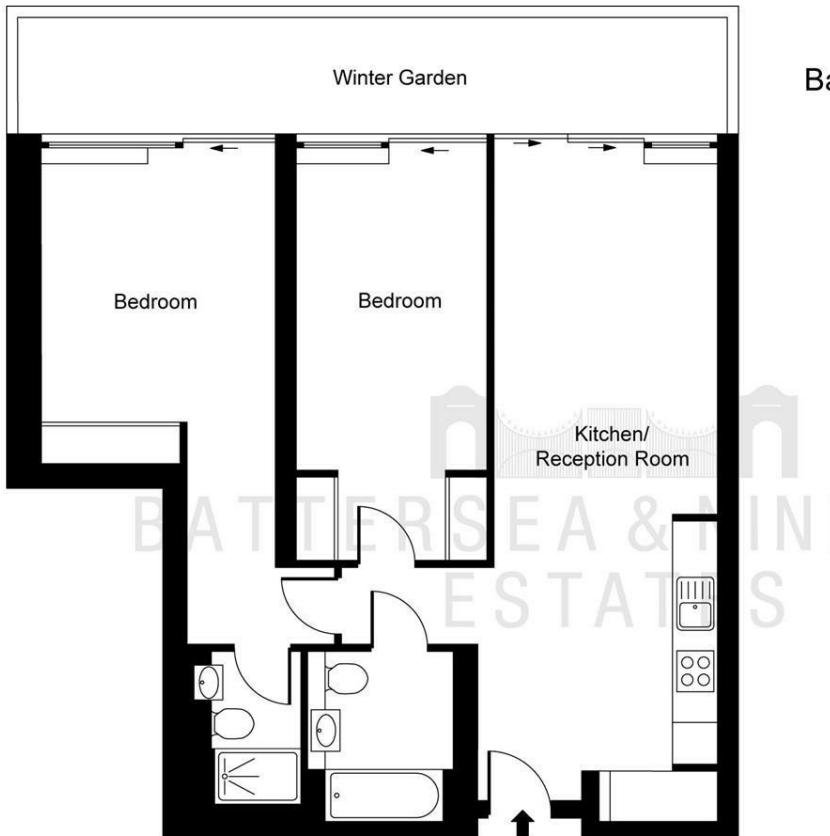


- 24 Hour concierge
- Residents lounge & bar
- Residents cinema suite
- Zone 1 transport links
- Residents gym & swimming pool





Floor Plan



**Dawson House,
Battersea Power Station, SW8**
Net Saleable Area
82.30 sq m / 886 sq ft
Winter Garden
15.80 sq m / 170 sq ft

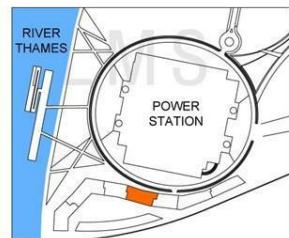


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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(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	