

Pearce House, Circus Road West, SW11 8ET

2 Bedrooms **2 Bathrooms** **1 Reception Room**

JLL

Pearce House, Circus Road West, SW11 8ET
Leasehold - 986 Years Remaining

A Chain free 2 bedroom located in the Circus West, Battersea Power Station. Easy living with an array of shops, restaurants, coffee shops and more in the multi level shopping centre.

Key Features

- 10th floor
- Chain Free
- 929 sq ft (86 sq m)
- Residents' amenities
- EPC: **C**
- Council Tax Band: **F**
- Service Charge: **£8,614.96**
- Ground Rent: **£874.62**

Residents of Pearce House enjoy access to an exceptional suite of facilities, rarely found outside of London's premier addresses. These include an indoor swimming pool, sauna, jacuzzi, and fully equipped gym, perfect for unwinding or staying active without ever leaving the building. A dedicated concierge service adds a further layer of convenience and security, available to assist residents around the clock.

The location is simply unrivalled. Positioned just 0.2 miles from Battersea Power Station Underground station, commuting across London is effortless. The apartment also sits right on the doorstep of the newly transformed Battersea Power Station.









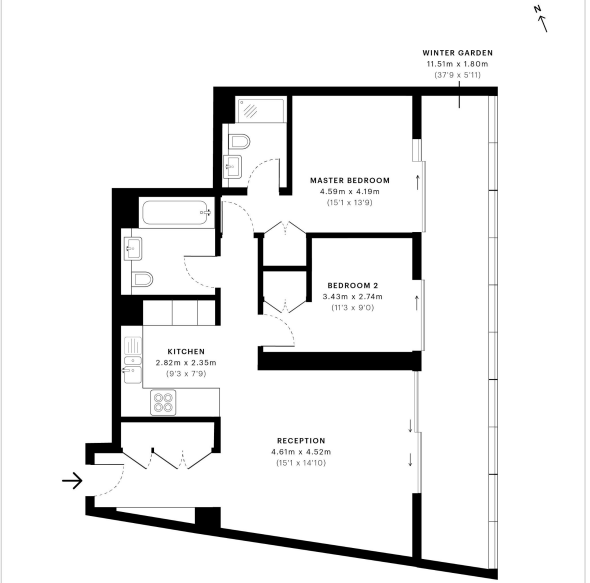








Pearce House, SW11	Total Area 86.36 Sqm / 929.58 Sqft



Restricted Head Height	External Structural Features	Gross Area (IPMS 3B)	Net Area (IPMS 3C)
0.00 Sqm / 0.00 Sqft	20.36 Sqm / 219.16 Sqft	86.36 Sqm / 929.58 Sqft	83.17 Sqm / 895.24 Sqft

Spec floor plan captured for JLL Nine Elms on 16/11/2018 using **34,099,813** laser scan points, accurate to +/- 3cm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations. SpecID: 5beaa06ad45a81188889078d

Restricted Head Height = Limited use area under 1.5m. **External Structural Features** = Balconies, terraces or verandas or similar. **IPMS 3B** = gross internal area measured from the internal faces of external walls, including walls/obstructions and External Structural Features, excluding stairwell area above/below the ground floor. **IMPS 3C** = net area of IPMS 3B excluding internal walls/obstructions and stairwell area above/below the ground floor. **Total Area** = IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft.

Sales, Lettings & Property Management

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