



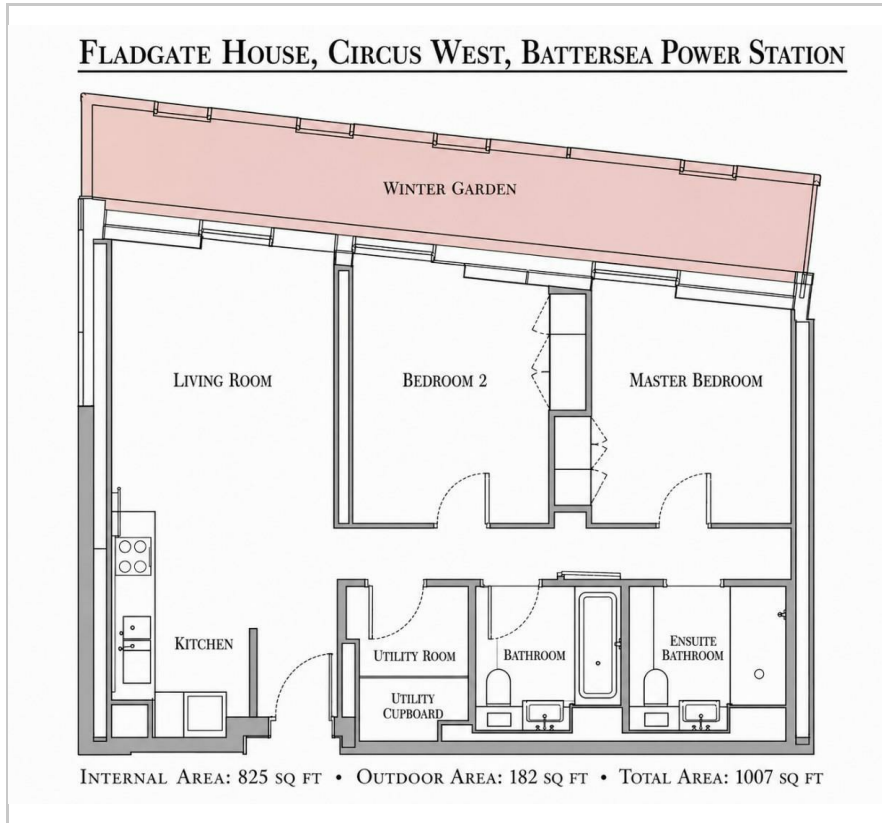
## Fladgate House

Circus West, Battersea Power Station, SW11 8EU

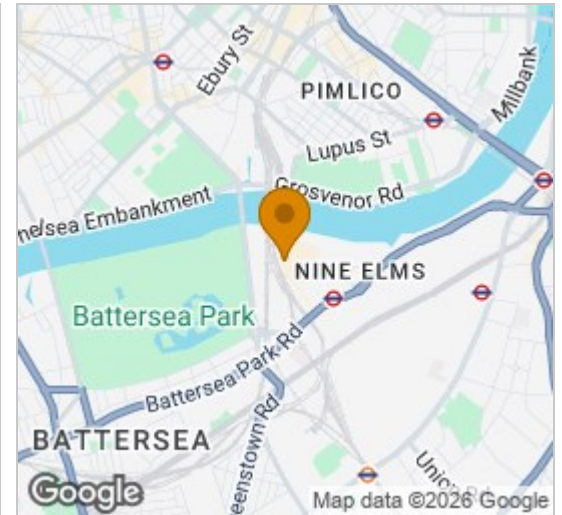
£1,165,000



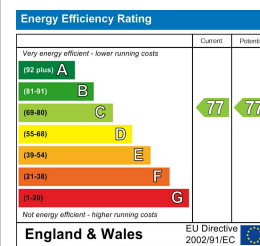
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedrooms, two bathrooms
- Totalling over 1,000 sq ft
- Iconic Power Station views
- Large private Winter Garden
- On-site restaurants, food store, creche, cinemas and gym
- Luxury residents' facilities



This prestigious two bedroom apartment, boasting a total of 1,007 sq ft (93.6 sqm) and with iconic Battersea Power Station views, is available for sale chain free through Prime London.

Meticulously finished to an exceptionally high standard, the apartment features an open-plan, fully equipped kitchen and a reception room leading to a generously sized private winter garden.

The property comprises two well-proportioned double bedrooms with built-in wardrobes and a dressing area, complemented by two bathrooms, one of which is en suite. Every room opens out onto the expansive lateral Winter Garden, creating a seamless indoor/outdoor living experience throughout the year.

Residents enjoy access to a host of premium facilities, including a first-class 24 hour concierge, an on-site gym, spa, cinema, games room and meeting room.

The Battersea Power Station development has become one of London's most vibrant destinations, fostering a dynamic community of homes, shops, cafés, offices, leisure spaces and cultural venues across more than 19 acres of public realm.

Adding to its appeal, the Zone 1 Northern Line extension provides exceptional connectivity, with journey times to Waterloo (7 minutes), London Bridge (10 minutes), Bank (12 minutes) and King's Cross (20 minutes), all conveniently within reach.



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.