



8 Circus Road West London

A refined high-floor residence in the heart of the iconic Battersea Power Station, this exceptional two-bedroom, two-bathroom apartment in Pearce House combines elegant contemporary interiors with spectacular far-reaching views across London and of the River Thames.

Finished to an impeccable standard throughout, the apartment offers beautifully designed open-plan living with floor-to-ceiling windows that flood the space with natural light and frame the impressive skyline outlook. The bespoke kitchen features premium integrated appliances, sleek cabinetry and sophisticated finishes, seamlessly connecting to the spacious reception and dining area — ideal for both entertaining and everyday living.

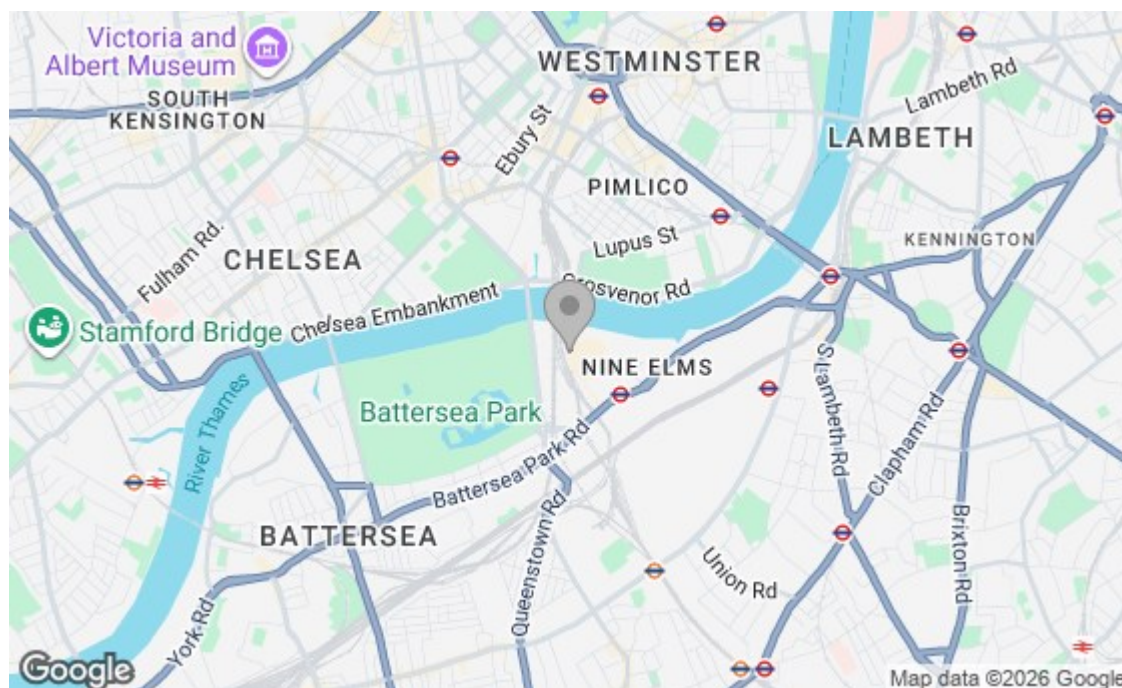
Both bedrooms are generously proportioned, with the principal suite benefiting from fitted storage and a luxurious en suite bathroom. A second double bedroom and additional contemporary bathroom provide flexibility for

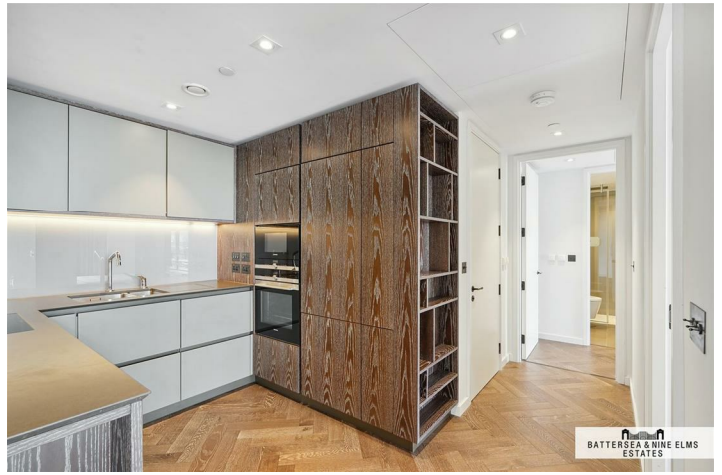
£1,300,000

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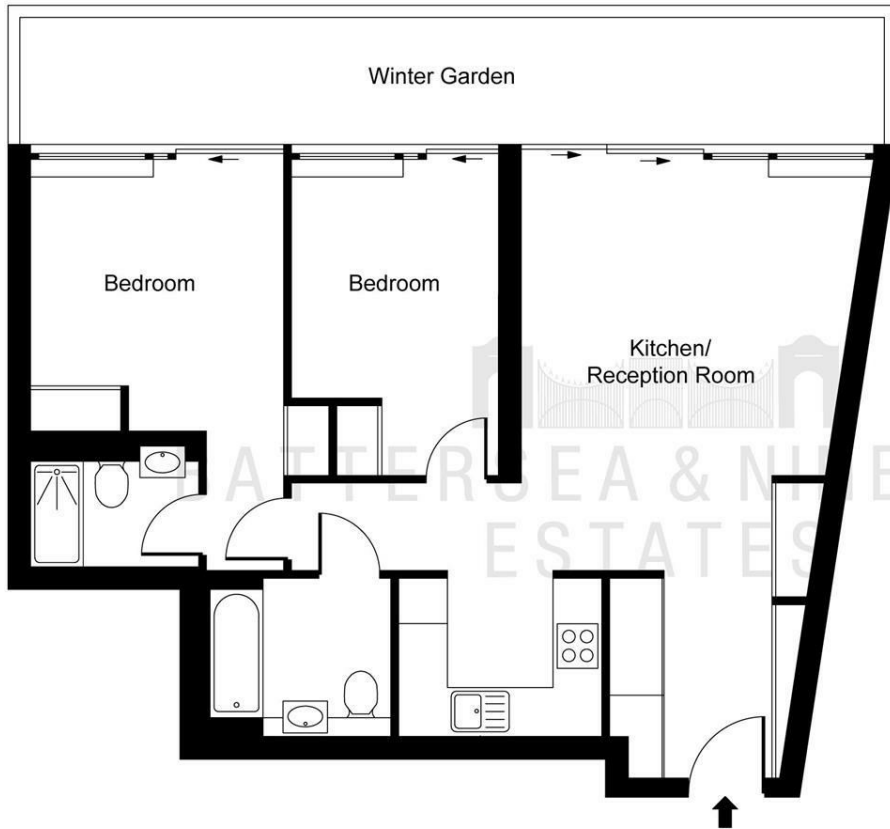


- Two double bedrooms
- Two bathrooms (one en suite)
- Comfort cooling
- 24 Hour concierge
- Zone 1 transport links





Floor Plan



Pearce House, Battersea Power Station, SW8

Net Saleable Area
76.10 sq m / 819 sq ft
Winter Garden
17.70 sq m / 191 sq ft

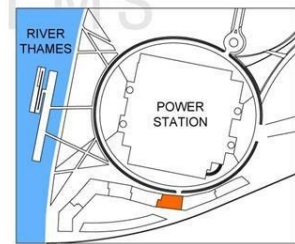


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THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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